

009-001-001-00	2026 Est. T.C.V.	MISSAUKEE COUNTY
Property Class: 402		MISSAUKEE COUNTY PARK
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 1 T22N R8W ALL THAT PART OF GOVT LOT 2 OF SEC 1 LYING E'LY OF PLAT OF NORTH
LAWN BEACH. EXC ANY
PORTION OF GOVT LOT 2 LYING W'LY OF PRIVATE RD IN PLAT OF NORTH LAWN BEACH.
4.385A M/L

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	350.00	545.75	0.6450	0.9132	5000	100		1,030,772
350 Actual Front Feet, 4.38 Total Acres								Total Est. Land Value = 1,030,772

2026 Est. T.C.V.	009-001-001-00	=	0
Est. TCV/Total Floor Area = 0.00			
2025 Assessed	MBOR	S.E.V.	Base for Cap
0	0	0	0
			2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped
0	0	0	0
			->Taxable<-
			PRE/MBT
			0

009-001-002-00	2026 Est. T.C.V.	THOMSEN ALLEN CHARLES
Property Class: 401		6731 W NORTHSORE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	78.23	315.00	1.2645	0.9420	200	100		18,637
78 Actual Front Feet, 0.57 Total Acres								18,637
Total Est. Land Value =								18,637

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	144	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Deck					
	Treated Wood		100	2,400	1,560
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
	Base Cost		768	23,478	15,261
Totals:				25,878	16,821

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 20,690

2026 Est. T.C.V.	009-001-002-00	=	40,277
Est. TCV/Total Floor Area = 0.00, Most recent sale 06/01/1998 for 130,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
19,300	19,300	19,300	8,928
2026 New	Eq. Adjustment	Loss	Additions
0	800	0	0
2026 Assessed	MBOR	S.E.V.	Capped
20,100	20,100	20,100	9,169
			IRM
			2.70
			Tax Adjustment
			241
			Losses
			0
			->Taxable<-
			9,169
			PRE/MBT
			9,169

009-001-003-00	2026 Est. T.C.V.	T J'S TRUCKING INC
Property Class: 401		W NORTHSORE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2016-XXXX SEC 1 T22N RSW BEG AT NW COR LOT 29 NORTH LAWN BEACH TH N 48 DEG 40' W 60 FT, NE'LY AT RT ANGLES TO FIRST COURSE TO PT DIRECTLY N OF POB, N 70 DEG 16'E 124FT, S 41 DEG 20'W 176.7 FTT0 POB .1763 A M/L

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

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

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	60.00	127.99	1.3512	0.7521	200	100		12,195
60 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	12,195

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	1000	50	1,550
Wood Frame	24.38	224	50	2,730
Total Estimated Land Improvements				4,280

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

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

Building Areas

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

Garages

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

Base Cost	624	17,491	11,369
Door Opener	1	415	270

Totals: 17,906 11,639

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 14,316

2026 Est. T.C.V. 009-001-003-00 = 30,791

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
14,800	14,800	14,800	11,717	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	316	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,400	15,400	15,400	12,033	12,033	0

009-001-004-00	2026 Est. T.C.V.	HALE JOSEPH S & SALLY J TRUSTEES
Property Class: 401		W NORTHSORE DR
Map #: 21002685 \$10,000	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 1 T22N R8W BEG AT SE COR LOT 68 PLAT OF CLAYTONS HARBOR TH W^LY ALONG S
LINE LOT 68 TO SW COR TH S 20 DEG 54'40" E 104.16 FT TO W LINE LOT 15 PLAT OF
NORTH LAWN BEACH TH N ALONG W LINE OF THE PLAT TO POB. .0482A.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason		Value
C200'@200/	41.00	52.49	1.4861	0.6019	200	100			7,335
41 Actual Front Feet,	0.05	Total Acres			Total Est.	Land Value =			7,335

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

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

Building Areas

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

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			480	21,144	13,744
			Totals:	21,144	13,744

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 16,905

2026 Est. T.C.V.	009-001-004-00	=	24,240
Est. TCV/Total Floor Area = 0.00, Most recent sale 07/29/2010 for 10,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
12,800	12,800	12,800	6,961
			2.70
2026 New	Eq. Adjustment	Loss	Additions
0	-700	0	0
			187
2026 Assessed	MBOR	S.E.V.	Capped
12,100	12,100	12,100	7,148
			7,148
			PRE/MBT
			0

2026	Est.	T.C.V.	009-002-001-00				=	1,335,646
Est. TCV/Total Floor Area = 0.00								
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM			
	513,700	513,700	513,700	420,558	2.70			
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	154,100	0	0	11,355	0		
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
	667,800	667,800	667,800	431,913	431,913	431,913		

009-002-001-92	2026 Est. T.C.V.	HALL ROB
Property Class: 401		248 S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

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

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
D 75' @ 2800	100.02	287.44	0.9042	1.0357	2800	100		262,263
100 Actual Front Feet, 0.66 Total Acres							Total Est. Land Value =	262,263

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1092	50	4,461
Total Estimated Land Improvements True Cash Value =				4,461

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

(11) Heating System: Forced Heat & Cool
 Ground Area = 1884 SF Floor Area = 1884 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,884		
			Total:	297,378	276,533
Other Additions/Adjustments					
	Recreation Room		1884	35,739	33,237
Exterior	Stone Veneer		104	3,804	3,538
	Basement, Outside Entrance, Above Grade		2	3,959	3,682
Plumbing					
	Average Fixture(s)		1	1,422	1,322
	3 Fixture Bath		1	4,478	4,165
Porches					
	CCP (1 Story)		80	2,428	2,258
Balcony					
	Wood Balcony		128	5,591	5,200
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
	Base Cost		936	33,874	31,503
	Common Wall: 1.5 Wall		1	-3,883	-3,611
	Door Opener		2	1,054	980

Parcel Number: 009-002-001-92

Page: 2

Water/Sewer

Public Sewer	1	1,465	1,362
Water Well, 100 Feet	1	5,734	5,333

Totals:	393,043	365,502

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 621,353

2026 Est. T.C.V. 009-002-001-92 = 888,077

Est. TCV/Total Floor Area = 471.38, Most recent sale 04/27/2018 for 125,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
470,900	470,900	470,900	293,944	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-26,900	0	0	7,936	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
444,000	444,000	444,000	301,880	301,880	301,880

009-002-001-95	2026 Est. T.C.V.	WATROBA PAUL & ANDREA E
Property Class: 401		S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2017-01631 PCL 27A S-5P223 A PORTION OF GOVERNMENT LOTS 2 AND 3, SECTION 2, T22N R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS:
 BEGINNING AT THE NORTHEAST CORNER OF LOT 27 IN THE PLAT OF CROW'S NEST, SAID POINT SHOWN ON SAID PLAT BEING S88°02'50"E 226.91 FEET, SOUTH 1320.81 FEET, AND N88°02'50"W 68.74 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 2, THENCE N88°02'50"W ALONG THE NORTH LINE OF SAID LOT 27 TO THE SHORE OF LAKE MISSAUKEE, 252.02 FEET (REC. AS 252.85 FEET) TO A POINT ON THE TRAVERSE LINE ON SAID SHORE THENCE N03°13'31"E ALONG SAID TRAVERSE LINE 75.02 FEET, THENCE S88°02' 50"E 272.04 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CAROLYN DRIVE, THENCE S18°04'36"W 78.07 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING. PARCEL LINES EXTEND TO THE WATER'S EDGE. CONTAINING 0.45 ACRES MORE OR LESS. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.
 5/2017 COMBINE 2017-01630 S-5P223 WITH 002-003-64
 SPLIT ON 05/16/2017 FROM 009-002-001-00; SPLIT PART SEC2 T22N R8W THAT PART OF GOV'T LOT 2 LYING WITHIN BET AT NE COR LOT 27 CROWS NEST TH N88DEG02'5"W 252.02' N03DEG13'31"E 75.02', S88DEG02'0"E 272.04', S18DEG04'36"W 78.07' TO POB .1459 A

5/2017 COMBINE 2017-01630 S-5P223 WITH 002-003-64
 SPLIT/COMB. ON 05/16/2017 COMPLETED 05/16/2017 TIM ;
 PARENT PARCEL(S): 009-002-001-00;
 CHILD PARCEL(S): 009-002-001-95;

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
D 75' @ 2800	75.02	261.29	0.9999	1.0017	2800	100		210,401
75 Actual Front Feet, 0.45 Total Acres	Total Est. Land Value =							210,401

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

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92

Building Areas

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

Plumbing

3 Fixture Bath	1	-4,478	-4,120

Garages

Class: C Exterior: Pole (Unfinished)

Storage Over Garage	480	6,355	5,847
Door Opener	1	527	485
Base Cost	2400	56,760	52,219

Totals:	59,164	54,431

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 92,533

2026 Est. T.C.V.	009-002-001-95	=	302,934
Est. TCV/Total Floor Area = 0.00, Most recent sale 04/25/2025 for 1,175,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
196,700	196,700	196,700	88,442
2026 New Eq.	Adjustment	Loss	Additions
0	-45,200	0	0
2026 Assessed	MBOR	S.E.V.	Capped
151,500	151,500	151,500	90,829
			->Taxable<-
			151,500
			PRE/MBT
			151,500

009-002-002-00	2026 Est. T.C.V.	WEBSTER MARK
Property Class: 401		W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W THAT PART OF A PARCEL RECORDED IN LIBER S-2 PG 38 LYING E OF A LINE BEG AT A PT S 88 DEG 12' 57", E 1737.5 FT FROM N 1/4COM SEC 2 TH S TO N R/W LINE REDMAN DRIVE. APP .35A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	70.00	217.80	1.3001	0.8590	250	100		19,544
70 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	19,544

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

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

Building Areas

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

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	1	527	395
Base Cost	1536	36,326	27,244
Totals:		36,853	27,639

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 33,996

2026 Est. T.C.V. 009-002-002-00	=	53,540
Est. TCV/Total Floor Area = 0.00		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
23,100 23,100 23,100	12,715	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 3,700 0	0	343 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
26,800 26,800 26,800	13,058	13,058 0

009-002-002-01	2026 Est. T.C.V.	WEBSTER MARK STEVEN
Property Class: 402		W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PART OF GOV'T LOTS 3 & 6 OF SEC2 T22N R8W LYING N'LY OF PLAT OF CLAYTON'S HARBOR
AND N'LY OF REDMAN RD R/W RECORDED IN LIBER 171 PG 619 EXC PCL H OF THE SURVEY
RECORDED IN BOOK OF SURVEYS S-2 PGS 39-46 INCL. ALSO EXC PCL OF THE SURVEY
RECORDED IN BOOK OF SURVEYS S-2 PG 38.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia INFERIOR@	\$1400	3.00	Acres	1400	100			4,200
		3.00	Total Acres				Total Est. Land Value =	4,200

2026 Est. T.C.V. 009-002-002-01	=	4,200

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	0	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
2,100	0	0	2,100	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,100	2,100	2,100	2,100	2,100	0	

009-002-002-25	2026 Est. T.C.V.	CORRIGAN MICHELLE L TRUST
Property Class: 401		W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	70.00	217.80	1.3001	0.8590	250	100		19,544
70 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	19,544

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	1700	50	5,499
Total Estimated Land Improvements				5,499

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

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

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

Garages

Class: CD Exterior: Pole (Unfinished)

Door Opener	2	935	701
Base Cost	1120	23,733	17,800

Porches

CCP (1 Story)	24	1,110	832

Totals: 25,778 19,333

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 23,780

2026 Est. T.C.V. 009-002-002-25 = 48,823

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
21,200	21,200	21,200	11,837	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,200	0	319	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
24,400	24,400	24,400	12,156	12,156	0	

009-002-002-50	2026 Est. T.C.V.	ELENBAAS LYNN J & LUANNE TURST
Property Class: 401		W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$5000	10.30	Acres	5000	100		51,500
			10.30	Total Acres			Total Est. Land Value =	51,500

2026 Est. T.C.V.	009-002-002-50	=	51,500
Est. TCV/Total Floor Area =	0.00	Most recent sale 06/13/2016 for 38,000	
2025 Assessed	MBOR	S.E.V.	Base for Cap
19,100	19,100	19,100	10,913
2026	New Eq. Adjustment	Loss	Additions
0	6,700	0	0
2026 Assessed	MBOR	S.E.V.	Capped
25,800	25,800	25,800	11,207
			11,207
			->Taxable<-
			PRE/MBT
			0

009-002-002-90 2026 Est. T.C.V. PARMER KEITH
 Property Class: 401 6972 W REDMAN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 2 T22N R8W PCL H-1 OF SURVEY RECORDED IN BOOK OF SURVEYS LIBER S-6, P?
 2.0A.
 SPLIT ON 10/29/2021 FROM 009-002-002-50;

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	200.00	435.60	1.0000	1.0215	250	100		51,077
200 Actual Front Feet, 2.00 Total Acres							Total Est. Land Value =	51,077

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	10.25	1588	50	8,138
Total Estimated Land Improvements				8,138

Cost Est. for Res. Bldg: 1 Single Family GRG Cls BC Blt 2022

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

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

Plumbing

3 Fixture Bath	1	-6,585	-6,387

Garages

Class: BC Exterior: Pole (Unfinished)

Door Opener	3	1,976	1,917
Base Cost	2880	89,914	87,217

Class: C Exterior: Pole (Unfinished)

Base Cost	440	13,341	12,941
No Concrete Floor	440	-2,864	-2,778

Totals:	95,782	92,910

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 114,279

2026 Est. T.C.V. 009-002-002-90 = 173,494

Est. TCV/Total Floor Area = 0.00, Most recent sale 11/03/2021 for 50,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
75,900	75,900	75,900	59,761	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	10,800	0	1,613	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
86,700	86,700	86,700	61,374	61,374	61,374	

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

2026 Est. T.C.V.
LAKE TOWNSHIP

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

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

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

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

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

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

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3800	38.14	Acres	3800	100			144,924
		38.14	Total Acres				Total Est. Land Value =	144,924

Land Improvement Cost Estimates

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

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

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,344		
1.75 Story	Siding	Crawl Space	224		
1 Story	Siding	Overhang	676		
		Total:		497,466	397,970

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,094	1,675
3 Fixture Bath	2	13,171	10,537

Water/Sewer

1000 Gal Septic	1	5,433	4,346
Water Well, 100 Feet	1	6,387	5,110

Porches

WCP (1 Story)	180	10,235	8,188
WCP (1 Story)	720	29,203	23,362

Deck

Treated Wood	216	4,476	3,581
Treated Wood	396	6,617	5,294

Garages

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

Parcel Number: 009-002-003-00

Page: 4

Base Cost	784	38,228	30,582
Common Wall: 1 Wall	1	-3,005	-2,404
Door Opener	1	659	527
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Door Opener	2	1,317	1,054
Base Cost	1631	87,487	69,990

Built-Ins			
Appliance Allow.	1	3,899	3,119

Totals: 703,667 562,931

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 692,405

2026 Est. T.C.V. 009-002-003-00 = 847,329

Est. TCV/Total Floor Area = 247.76, Most recent sale 01/01/2003 for 93,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
373,500	373,500	373,500	211,162	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	50,200	0	5,701	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
423,700	423,700	423,700	216,863	216,863	216,863	

009-002-003-35	2026 Est. T.C.V.	CURRIER ROBERT J TRUST
Property Class: 402		7532 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC2T22NR8W BEG AT SW COR LOT 28 TOM'S BAY NO 2, TH N 73DEG 52' 20" W 66.03 FT,
 N18DEG 16'29"E 150 FT, S73DEG 43'31"E TO THE W LINE TOM'S BAY NO 2, S
 18DEG16'29"W TO POB.
 SPLIT ON 6/12/2023 FROM 009-002-003

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

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	66.03	150.00	1.0051	1.0514	650	100		45,355
66 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	45,355

2026 Est. T.C.V. 009-002-003-35 = 45,355

Est. TCV/Total Floor Area = 13.26, Most recent sale 06/23/2023 for 60,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
17,400	17,400	17,400	10,722	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,300	0	289	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
22,700	22,700	22,700	11,011	11,011	0	

009-002-003-36	2026 Est. T.C.V.	VERBERKMOES DANIEL D & DAWN TRUST
Property Class: 401		S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2017-01912L:S-5P0227CSUR SPLIT PART .23 FROM PIN 009-002-003-00 A PART OF GOVERNMENT LOT 3, SECTION 2, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF LOT IF 18, CAROLYN'S PLAT; TRIENCE NORTHEASTERLY ALONG THE RIGHT-OF-WAY FOR GREEN ROAD, 73.45 FEET ALONG A CURVE TO THE LEFT (RADIUS = 1186.84 FEET, LONG CHORD = N48°27'52"E, 73.44 FEET) TO THE SOUTH RIGHT-OF-WAY OF REDMAN DRIVE; THENCE SOUTHEASTERLY, ALONG SAID RIGHT-OF-WAY, 47.65 FEET ALONG A CURVE TO THE LEFT(RADIUS= 163.54 FEET, LONG CHORD = S55°30'35"E, 47.48 FEET); THENCE S06DEG037'24"E, 102.01 FEET; THENCE S57°44'50"W, 54.90 FEET TO THE EAST LINE OF LOT# 18, CAROLYN'S PLAT; THENCE N28°38'46"W, ALONG SAID LINE, 1 24.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.23± ACRES

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	73.45	136.40	1.2846	0.7642	200	100		14,420
73 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	14,420

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

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost

Other Additions/Adjustments

Plumbing

3 Fixture Bath	1	-4,478	-4,209

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	1	527	495
Base Cost	1280	30,272	28,456

Totals:	26,321	24,742

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 30,433

2026 Est. T.C.V. 009-002-003-36	=	44,853

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/22/2017 for 6,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
20,900	20,900	20,900	12,668	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,500	0	0	342	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
22,400	22,400	22,400	13,010	13,010	0	

009-002-003-37	2026 Est. T.C.V.	ORAZEN KERRIE L TRUST
Property Class: 402		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 2 T22N R8W

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

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	42.00	67.00	1.4772	0.6397	250	100		9,923
42 Actual Front Feet, 0.07 Total Acres							Total Est. Land Value =	9,923

2026 Est. T.C.V. 009-002-003-37	=	9,923

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

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
4,000	4,000	4,000	4,000	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	0	108	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	4,108	4,108	0	

009-002-003-38	2026 Est. T.C.V.	MORGAN NOAH & DANIELLE
Property Class: 402		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

01 SPLIT FROM 003-00 FOR 02

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	127.26	119.80	1.1197	0.7398	250	100		26,352
127 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	26,352

2026 Est. T.C.V. 009-002-003-38 = 26,352

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/26/2024 for 35,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
10,500	10,500	10,500	10,500	2.70			
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	2,700	0	283	0			
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
13,200	13,200	13,200	10,783	10,783	0		

009-002-003-40	2026 Est. T.C.V.	MULDER JOHN A
Property Class: 401		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	70.00	200.00	0.9848	1.1627	650	100		52,100
70 Actual Front Feet, 0.32 Total Acres							Total Est. Land Value =	52,100

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

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

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

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	2230	52,740	36,918

Totals:	52,740	36,918

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 45,409

2026 Est. T.C.V. 009-002-003-40 = 97,509

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
44,200	44,200	44,200	22,707	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,600	0	613	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,800	48,800	48,800	23,320	23,320	0	

009-002-003-43	2026 Est. T.C.V.	UTECH KEITH & MEGHAN
Property Class: 401		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	140.00	180.00	0.7726	1.1206	650	100		78,793
140 Actual Front Feet, 0.58 Total Acres							Total Est. Land Value =	78,793

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

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

Building Areas

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

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 2400 75,696 49,202

Totals: 75,696 49,202

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 60,518

2026 Est. T.C.V. 009-002-003-43	=	139,311
Est. TCV/Total Floor Area = 0.00, Most recent sale 01/01/2024 for 130,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
62,500 62,500 62,500 62,500 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 7,200 0 0 1,687 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
69,700 69,700 69,700 64,187 64,187 0		

009-002-003-47	2026 Est. T.C.V.	STANHOPE KRISTY L
Property Class: 401		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
 * Factors * 78X160 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	78.00	160.00	0.9482	1.0754	650	100		51,697
78 Actual Front Feet, 0.29 Total Acres							Total Est. Land Value =	51,697

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	96	50	334
D/W/P: 4in Concrete	6.96	144	50	501
Total Estimated Land Improvements True Cash Value =				835

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

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

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

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	2400	56,760	39,732

Totals:	56,760	39,732

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 48,870

2026 Est. T.C.V. 009-002-003-47 = 101,402

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/01/2000 for 45,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
46,300	46,300	46,300	31,070	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,400	0	838	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
50,700	50,700	50,700	31,908	31,908	0

009-002-003-50	2026 Est. T.C.V.	MIC LIMITED
Property Class: 402		S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

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

 Split/Comb. on 05/16/2017 completed 05/16/2017 TIM ;
 Parent Parcel(s): 009-002-003-50;
 Child Parcel(s): 009-002-003-64;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		5.00 Acres	5600	100				28,000
Residentia INFERIOR@\$1400		6.52 Acres	1400	100				9,129
		11.52 Total Acres	Total Est. Land Value =				37,129	

2026 Est. T.C.V. 009-002-003-50 = 37,129

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
17,100	17,100	17,100	7,005	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,500	0	0	189	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,600	18,600	18,600	7,194	7,194	0	

009-002-003-65	2026 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

00 SPLIT FROM 003-50 FOR 01

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors * 400 X 1006.236

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		9.24 Acres	5600	100				51,744
		9.24 Total Acres					Total Est. Land Value =	51,744

2026 Est. T.C.V. 009-002-003-65	=	51,744

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
23,100	23,100	23,100	13,807	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	0	372	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,900	25,900	25,900	14,179	14,179	0	

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

2026 Est. T.C.V.
LAKE TOWNSHIP

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

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

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

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

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

Split/Comb. on 08/28/2012 completed 08/28/2012 TIM LAND DIVISION
APPLICATION;
Parent Parcel(s): 009-002-003-80;
Child Parcel(s): 009-002-003-83;

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	100.00	325.00	0.8692	1.3781	650	100		77,861
/ACRE	INFERIOR		3.25 Acres		1400	100		4,556
100 Actual Front Feet, 4.00 Total Acres					Total Est.		Land Value =	82,417

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.69	80	95	2,180
Total Estimated Land Improvements			True Cash Value =	2,180

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

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

Building Areas

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

Water/Sewer					
Water Well, 100 Feet			1	5,415	4,873

Garages

Parcel Number: 009-002-003-80

Page: 2

Class: CD Exterior: Pole (Unfinished)

Base Cost	2414	51,153	46,038

Totals:	56,568	50,911

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	62,621

2026 Est. T.C.V. 009-002-003-80	=	147,218

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

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
61,500	61,500	61,500	34,409	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,100	0	929	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
73,600	73,600	73,600	35,338	35,338	0

009-002-003-85	2026 Est. T.C.V.	WINN RANDALL & LANTA
Property Class: 402		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 2 T22N R8W BEG S 88 DEG 02'50"E 244.54 FT, S 1308.7FT, S 18 DEG 10'40"W
 227.41 FT, S 71 DEG 49'20"E 795.66 FT FROM N 1/4 COR, TH S 18 DEG 12'33"W 1047.72
 FT, S 67 DEG 53' 27"E 110 FT, N 18 DEG 12'24"E 1055.26 FT, N 71 DEG 49'20"W 109.7
 FT TO POB. 2.65A.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	109.70	300.00	0.8415	1.3400	650	100		80,406
/ACRE	INFERIOR		1.89 Acres		1400	100		2,652
110 Actual Front Feet, 2.65 Total Acres					Total Est.		Land Value =	83,058

2026 Est. T.C.V. 009-002-003-85 = 83,058

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/30/2025 for 825,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
32,300	32,300	32,300	5,848	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	9,200	0	0	35,652	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,500	41,500	41,500	6,005	41,500	0	

009-002-003-87	2026 Est. T.C.V.	VEURINK RUTH M TRUST
Property Class: 401		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

PARENT PARCEL(S): 009-002-003-87;
 CHILD PARCEL(S): 009-002-003-89;
 FORMERLY SEC 2 T22N R8W BEG S 88 DEG 02'50"E 244.54 FT, S 1308.7FT, S 18 DEG 10'40"W 227.41 FT, S 71 DEG49'20"E 695.92 FT FROM N 1/4 COR SEC 2 TH S 18 DEG 12'42"W 1040.86 FT, S 67 DEG53'27"E 100.01 FT, N 18 DEG 12'33"E 1047.72 FT, N 71 DEG 49'20"W 99.74 FT TOPOB. 2.39A.

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

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	100.01	300.00	0.8692	1.3400	650	100		75,715
/ACRE	INFERIOR		1.22 Acres		1400	100		1,709
100 Actual Front Feet, 1.91 Total Acres					Total Est.		Land Value =	77,424

2026 Est. T.C.V.	009-002-003-87	=	77,424
Est. TCV/Total Floor Area =	0.00, Most recent sale 06/01/2002 for 8,500		
2025 Assessed	MBOR	S.E.V.	Base for Cap
30,000	30,000	30,000	4,695
			2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	8,700	0	126
			0
2026 Assessed	MBOR	S.E.V.	Capped
38,700	38,700	38,700	4,821
			4,821
			PRE/MBT
			0

009-002-003-90	2026 Est. T.C.V.	LAUGHTER JOINT TRUST
Property Class: 401		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	181.94	153.23	0.7049	1.0592	650	100		88,304
182 Actual Front Feet, 0.64 Total Acres							Total Est. Land Value =	88,304

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1992

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

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

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	1280	30,272	21,190
Totals:		30,272	21,190

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 26,064

2026 Est. T.C.V. 009-002-003-90	=	114,418
Est. TCV/Total Floor Area = 0.00, Most recent sale 08/15/2017 for 50,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
45,700 45,700 45,700 18,690 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 11,500 0 0 504 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
57,200 57,200 57,200 19,194 19,194 0		

009-002-003-95	2026 Est. T.C.V.	MORRIS GERALDINE M
Property Class: 401		7149 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	312.88	236.68	0.5831	1.2333	650	100		146,255
313 Actual Front Feet, 1.70 Total Acres								Total Est. Land Value = 146,255

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	29.92	72	50	1,077
Total Estimated Land Improvements True Cash Value =				1,077

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

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

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

Plumbing

Average Fixture(s)	1	1,185	889

Garages

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

Base Cost	784	23,810	17,857

Fireplaces

Wood Stove	1	2,107	1,580

Totals:	27,102	20,326

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	25,001

2026 Est. T.C.V. 009-002-003-95	=	172,333

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
68,200	68,200	68,200	12,418	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	18,000	0	0	335	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
86,200	86,200	86,200	12,753	12,753	12,753	

009-002-004-00	2026 Est. T.C.V.	HINDY GERARD T & MOLLIE M
Property Class: 402		7894 W PINE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

		* Factors *		BETWEEN PINE DR & WA, IRR			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
F 67' @ 650/	37.06	280.14	1.2303	1.3083	650	100	38,775
25 Actual Front Feet,	0.28	Total Acres			Total Est.	Land Value =	38,775

2026 Est. T.C.V. 009-002-004-00	=	38,775
Est. TCV/Total Floor Area = 0.00, Most recent sale 05/11/2018 for 20,000		
2025 Assessed	MBOR	S.E.V.
14,900	14,900	14,900
		5,870
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	4,500	0
		158
2026 Assessed	MBOR	S.E.V.
19,400	19,400	19,400
		6,028
		6,028
		6,028

009-002-005-00	2026 Est. T.C.V.	PRAY JOSEPH E
Property Class: 402		S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

298' X 1463 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	67.00	127.00	1.0000	0.9919	650	100		43,196
/ACRE INFERIOR			9.81 Acres		1400	100		13,740
67 Actual Front Feet, 10.01 Total Acres							Total Est. Land Value =	56,936

2026 Est. T.C.V. 009-002-005-00

= 56,936

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
23,500	23,500	23,500	6,967	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,000	0	0	188	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,500	28,500	28,500	7,155	7,155	0	

009-002-006-00	2026 Est. T.C.V.	LAKE MISSAUKEE ISLAND ASSOC
Property Class: 402		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	80.00	150.00	0.9398	10.3970	650	100	ACCESS POINT ONLY	19,400
		0.28	Total Acres		Total Est.		Land Value =	19,400

2026 Est. T.C.V. 009-002-006-00 = 19,400

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
7,500	7,500	7,500	397	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,200	0	10	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
9,700	9,700	9,700	407	407	0

009-002-006-50	2026 Est. T.C.V.	LAKE MISSAUKEE ISLAND ASSOC
Property Class: 402		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

TRIANGULAR SHAPE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	175.00	10.00	0.7146L	0.2181	650	100	ACCESS POINT ONLY	17,732
		0.04	Total Acres		Total Est.		Land Value =	17,732

2026 Est. T.C.V. 009-002-006-50 = 17,732

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
6,800	6,800	6,800	264	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,100	0	7	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
8,900	8,900	8,900	271	271	0

009-002-007-00	2026 Est. T.C.V.	LAKE MISSAUKEE ISLAND ASSOC
Property Class: 402		ISLAND IN LAKE MISSAUKEE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

		* Factors *		ISLAND			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
F 67' @ 650/	51.16	399.95	1.0999	0.7462	650	100	27,272
		0.35	Total Acres		Total Est.	Land Value =	27,272

2026 Est. T.C.V. 009-002-007-00	=	27,272

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
10,500	10,500	10,500	672	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,100	0	18	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
13,600	13,600	13,600	690	690	0

009-002-008-00	2026 Est. T.C.V.	PIEKACZ KENNETH & WEBER LISA
Property Class: 402		S MARK TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
 * Factors * 268'X13'(TO WATERS EDGE)
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 F 67' @ 650/ 13.00 268.00 1.7752L0.8630 650 100 ACCESS POINT ONLY 12,945
 0.08 Total Acres Total Est. Land Value = 12,945

2026 Est. T.C.V.	009-002-008-00	=	12,945
Est. TCV/Total Floor Area =	0.00		
2025 Assessed	MBOR	S.E.V.	Base for Cap
5,000	5,000	5,000	873
			2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	1,500	0	23
2026 Assessed	MBOR	S.E.V.	Capped
6,500	6,500	6,500	896
			->Taxable<-
			896
			PRE/MBT
			0

009-002-009-00	2026 Est. T.C.V.	PAULITE PAUL
Property Class: 402		W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	213.00	0.25	0.6671L	0.0556	650	100		5,139
		0.00	Total Acres				Total Est. Land Value =	5,139

2026 Est. T.C.V. 009-002-009-00	=	5,139
Est. TCV/Total Floor Area = 0.00, Most recent sale 06/24/2012 for 1		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
2,000 2,000 2,000 1,855 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 600 0 0 50 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
2,600 2,600 2,600 1,905 1,905 0		

009-003-001-03
Property Class: 402
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

INDIAN LAKES L C
S OAK DR
LAKE CITY, MI 49651

SPLIT ON 05/13/2024 FROM 009-003-001-02. SEC 3 T22N R8W (17*2025) ENT FRL SEC 3 EXC PLA TS OF CROOKED LAKE CHIPPEW A SHORES, SOUTHGATE NO 2, CROOKED LAKE ANNEX, CHEROKEE SHORES & INDI AN LAKES WEST & EXC BEGS 0 DEG 12'26"W 1489.21 FT, S 89 DEG 47'34"E 917.13 FT, N 20 DEG 18'41"E 101.09 FT FROM NW COR OF SEC 3, TH N 68 DEG 16'41"E 100 FT, S 20 DEG 26'07"E 200 FT, S 68 DEG 16'45"W 100 FT, N 20 DEG 26'05"W 200 FT TO POB & EXC PCLS 59-6, 60-4/5 & 61-3 AS SHOWN IN BOOK OF SURVEYS S-5 P 109 & EXC BEGS 0 DEG 12'26"W 445.68 FT & S 89 DEG 47'34"E 498.76 FT FROM NW COR, TH N 50 DEG 39'11"E 100.93 FT, S 31 DEG 35'E 388.63 FT, S 58 DEG 25'W 100 FT, N 31 DEG 35'W 375 FT TO POB, & EXC BEGS 72 DEG 03'E 66 FT FROM SE COR LOT 24, SOUTHGATE PL AT 2, TH S 17 DEG 57'W 50 FT, S 63 DEG 20'E 101.17 FT, N 17 DEG 57'E 100 FT, N 63 DEG 20'W 101.17 FT, S 17 DEG 57'W 50 FT TO POB & EXC BEGS 0 DEG 12'26"W 1651.77 FT & S 89 DEG 47'34"E 1048.65 FT FROM NW COR OF NW 1/4, TH N 20 DEG 15'52"W 75 FT, N 68 DEG 16'45"E 100 FT, S 20 DEG 15'52"E 75 FT, S 68 DEG 16'45"W 100 FT TO POB & EXC BEG E 246.4 FT, S 132.7 FT, S 39 DEG 21'00"E 25.7 FT FROM NW COR, TH S 39 DEG 21'00"E 112 FT, N 50 DEG 39'00"E 100 FT, N 39 DEG 21'00"W 112 FT, S 50 DEG 39'00"W 100 FT TO POB & EXC BEG 71 DEG 33'20"E 67.97 FT FROM NE COR LOT 11 CHIPPEW A SHORES, TH S 57 DEG 33'23"E 100 FT, S 32 DEG 26'42"W 150 FT, N 57 DEG 33'23"W 100 FT, N 32 DEG 20'42"E 150 FT TO POB. APPROX 381.26 A.

Split/Comb. on 05/13/2024 completed 05/13/2024 TIM ;
Parent Parcel(s): 009-003-001-02;
Child Parcel(s): 009-003-001-03, 009-003-001-79;

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
/ACRE	4500/ACRE	190.63	Acres	4500	100			857,835
/ACRE	INFERIOR	190.63	Acres	1400	100			266,882
		381.26	Total Acres				Total Est. Land Value =	1,124,717

2026 Est. T.C.V. 009-003-001-03 = 1,124,717

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
543,300	543,300	543,300	543,300	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	19,100	0	0	14,669	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
562,400	562,400	562,400	557,969	557,969	557,969	

2026	Est. T.C.V.	009-003-001-60		=	16,600	
	Est. TCV/Total Floor Area	=	0.00			
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	0	0	0	177	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	8,300	0	0	0	181	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	8,300	8,300	8,300	181	181	0

009-003-001-61	2026 Est. T.C.V.	MULDER STEPHEN E & COLLEEN E
Property Class: 402		287 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 3 T22N RSW PCL 57 OF THE SURVEY RECORDED IN BOOK OF SURVEYS 5-6 P-232 DESC
 AS: BEG E 246.4 FT, S 132.7 FT, S 39 DEG 21'00"E 360.26 FT, S 31 DEG 35'00"E
 499.75 FT, S 20 DEG 28'58"E 495.22 FT FROM NW COR SEC 3, TH S 20 DEG 28'58"E 100
 FT, N 68 DEG 16'45"E 100 FT, N 20 DEG 28'58"W 100 FT, S 69 DEG 31'02"W 100 FT TO
 POB. .23A.

SPLIT/COMBINED ON 04/21/2025 FROM 009-003-001-82, 009-003-001-88;

Split/Comb. on 04/21/2025 completed 04/21/2025 TIM ;
 Parent Parcel(s): 009-003-001-82, 009-003-001-88;
 Child Parcel(s): 009-003-001-60, 009-003-001-61;

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C75'@\$300/FF	100.00	100.00	0.9306	1.0000	300	100		27,918
100 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	27,918

2026 Est. T.C.V. 009-003-001-61 = 27,918

Est. TCV/Total Floor Area = 0.00, Most recent sale 05/23/2025 for 30,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	371	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
14,000	0	0	0	14,000	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,000	14,000	14,000	381	14,000	0	

009-003-001-79 2026 Est. T.C.V. MINERT DOUGLAS & MANSOUR AMAL
 Property Class: 401 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 3 T22N RSW (0*2025) PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS 5-6 P-190
 DESC AS: BEG 71 DEG 33'20"E 67.97 FT FROM NE COR LOT 11 CHIPPEWA SHORES, TH S
 57 DEG 33'23"E 100 FT, S 32 DEG 26'42"W 150 FT, N 57 DEG 33'23"W 100 FT, N 32
 DEG 20'42"E 150 FT TO POB. .34A.
 2025 SPLIT ON 02/14/2024 FROM 009-003-001-02;

Split/Comb. on 05/13/2024 completed 05/13/2024 TIM ;
 Parent Parcel(s): 009-003-001-02;
 Child Parcel(s): 009-003-001-03, 009-003-001-79;

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C75'@\$300/FF	150.00	100.00	0.8409	1.0000	300	100		37,840
150 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	37,840

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2025

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

Building Areas

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

Garages

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

Base Cost	480	18,926	18,737
Totals:		18,926	18,737

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 23,047

2026 Est. T.C.V. 009-003-001-79	=	60,887
Est. TCV/Total Floor Area = 0.00, Most recent sale 06/11/2024 for 44,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
18,900 18,900 18,900 18,900 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
11,500 0 0 11,500 0 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
30,400 30,400 30,400 30,910 30,400 0		

009-003-001-80	2026 Est. T.C.V.	HAWKINS MATTHEW B & KRYSTAL L
Property Class: 402		S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

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

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C75'@\$300/FF	75.00	100.00	1.0000	1.0000	300	100		22,500
75 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	22,500

2026 Est. T.C.V. 009-003-001-80 = 22,500

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

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
11,300	11,300	11,300	9,279	2.70			
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	250	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
11,300	11,300	11,300	9,529	9,529	0		

009-003-001-81	2026 Est. T.C.V.	HABEL MICHAEL A & ELAINE TRUST
Property Class: 402		S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Split/Comb. on 12/06/2023 completed 12/06/2023 TIM ;
 Parent Parcel(s): 009-003-001-00;
 Child Parcel(s): 009-003-001-02, 009-003-001-81;

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C75'@\$300/FF	112.00	100.00	0.9046	1.0000	300	100		30,395
112 Actual Front Feet, 0.26 Total Acres							Total Est. Land Value =	30,395

2026 Est. T.C.V.	009-003-001-81	=	30,395
Est. TCV/Total Floor Area =	0.00, Most recent sale 10/28/2023 for 33,000		
2025 Assessed	MBOR	S.E.V.	Base for Cap
15,200	15,200	15,200	9,279
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	0	0	250
2026 Assessed	MBOR	S.E.V.	Capped
15,200	15,200	15,200	9,529
			->Taxable<-
			PRE/MBT
			0

009-003-001-83	2026 Est. T.C.V.	HAUCK EDMUND CHRIS TRUST
Property Class: 402		S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 3 T22N R8W BEG 246.4 FT E, 132.7 FT S, S39 DEG 21'00"E 360.26 FT, S 31 DEG 35'00"E 499.75 FT FROM NW COR SEC 3, S 20 DEG 28'58"E 75 FT, N 69 DEG 31'02"E 100 FT, N 20 DEG 28'58"W 84.43 FT, S64DEG 42"30" W 100.61 FT TO POB. .18 A M/L
 SPLIT ON 3/20/2023 FROM 009-003-001-00;
 SPLIT ON 12/07/2023 FROM 009-003-001-89;

Split/Comb. on 12/07/2023 completed 12/07/2023 TIM ;
 Parent Parcel(s): 009-003-001-89;
 Child Parcel(s): 009-003-001-83;

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C75'@\$300/FF	77.81	100.31	0.9908	1.0011	300	100		23,154
75 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	23,154

2026 Est. T.C.V.	009-003-001-83	=	23,154
Est. TCV/Total Floor Area =	0.00, Most recent sale 10/28/2023 for 22,000		
2025 Assessed	MBOR	S.E.V.	Base for Cap
11,600	11,600	11,600	9,279
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	0	0	250
2026 Assessed	MBOR	S.E.V.	Capped
11,600	11,600	11,600	9,529
			->Taxable<-
			PRE/MBT
			0

009-003-001-84	2026 Est. T.C.V.	ANDERSEN CHRISTIAN J TRUST
Property Class: 402		205 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Split/Comb. on 12/07/2023 completed 12/07/2023 TIM ;
 Parent Parcel(s): 009-003-001-89;
 Child Parcel(s): 009-003-001-84, 009-003-001-85, 009-030-001-86;

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C75'@\$300/FF	75.00	100.00	1.0000	1.0000	300	100		22,500
75 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	22,500

2026 Est. T.C.V. 009-003-001-84	=	22,500
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/28/2023 for 44,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
11,300 11,300 11,300 9,279 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 0 0 0 250 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
11,300 11,300 11,300 9,529 9,529 0		

009-003-001-85	2026 Est. T.C.V.	ANDERSEN CHRISTIAN J TRUST
Property Class: 402		S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Split/Comb. on 12/07/2023 completed 12/07/2023 TIM ;
 Parent Parcel(s): 009-003-001-89;
 Child Parcel(s): 009-003-001-84, 009-003-001-85, 009-030-001-86;

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C75'@\$300/FF	75.00	100.00	1.0000	1.0000	300	100		22,500
75 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	22,500

2026 Est. T.C.V.	009-003-001-85	=	22,500
Est. TCV/Total Floor Area =	0.00, Most recent sale 10/28/2023 for	44,000	
2025 Assessed	MBOR	S.E.V.	Base for Cap
11,300	11,300	11,300	9,279
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	0	0	250
2026 Assessed	MBOR	S.E.V.	Capped
11,300	11,300	11,300	9,529
			9,529
			PRE/MBT
			0

009-003-001-86	2026 Est. T.C.V.	LOVE ROBERT BLAINE TRUST
Property Class: 401		S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 3 T22N R8W BEG E 246.4 FT, S 132.7 FT, S 39 DEG 21'00"E 360.26 FT, S 31 DEG 35'00"E 499.75, S 20 DEG 28'58"E 225 FT, FROM NW COR TH, S 20DEG 28'58" E 75FT, N 69DEG 31'02"E 100FT, N 20DEG 28'58" W 75FT, S 69DEG 31'02"W 100 FT TO POB. .17 A M/L
 SPLIT ON 3/20/2023 FROM 009-003-001-00;
 SPLIT ON 12/7/2023 FROM, 009-003-001-89 TO 009-003-001-83, 009-003-001-84, 009-003-001-85, 009-003-001-86.

SPLIT ON 12/07/2023 COMPLETED 12/07/2023 TIM ;
 PARENT PARCEL(S): 009-003-001-89;
 CHILD PARCEL(S): 009-003-001-86;009-003-001-83; 009-003-001-84; 009-003-001-85;

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

		* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
C75'@\$300/FF	75.00	100.00	1.0000	1.0000	300 100	22,500
75 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =						22,500

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
D/W/P: Crushed Rock	2.26	1160 50	1,311
Total Estimated Land Improvements True Cash Value =			1,311

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2025

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

Building Areas

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

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	1	527	522
Base Cost	2400	56,760	56,192

Totals:	57,287	56,714

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 69,758

2026 Est. T.C.V. 009-003-001-86	=	93,569
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/28/2023 for 22,000		
2025 Assessed	MBOR	S.E.V.
11,300	11,300	11,300
		9,279
2026 New Eq. Adjustment	Loss	Additions
35,500	0	35,500
		250
2026 Assessed	MBOR	S.E.V.
46,800	46,800	46,800
		45,029
		45,029
		PRE/MBT
		0

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	12,900	12,900	12,900	9,279	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	15,300	0	0	15,300	250	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	28,200	28,200	28,200	24,829	24,829	0	

009-003-001-90	2026 Est. T.C.V.	MORTENSON RONALD L TRUST
Property Class: 401		689 SW OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

SPLIT ON 11/07/2017 FROM 009-003-001-00

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

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C75'@\$300/FF	50.00	101.17	1.1067	1.0041	300	100		16,668
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	16,668

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	129	50	527
Total Estimated Land Improvements True Cash Value =				527

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

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

Building Areas

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

Plumbing

3 Fixture Bath	1	-4,478	-4,209

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	1	527	495
Base Cost	1680	39,732	37,348

Totals:	35,781	33,634

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 41,370

2026 Est. T.C.V. 009-003-001-90 = 58,565

Est. TCV/Total Floor Area = 0.00, Most recent sale 11/13/2017 for 12,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
27,200	27,200	27,200	22,077	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,100	0	596	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
29,300	29,300	29,300	22,673	22,673	0

009-003-001-91	2026 Est. T.C.V.	SILVER MICHAEL E & BONNIE L
Property Class: 402		SW OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

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

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C75'@\$300/FF	50.00	101.17	1.1067	1.0041	300	100		16,668
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	16,668

2026 Est. T.C.V.	009-003-001-91	=	16,668
Est. TCV/Total Floor Area =	0.00, Most recent sale 11/13/2017 for	12,000	
2025 Assessed	MBOR	S.E.V.	Base for Cap
8,300	8,300	8,300	7,043
			2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	0	0	190
2026 Assessed	MBOR	S.E.V.	Capped
8,300	8,300	8,300	7,233
			7,233
			7,233

009-003-001-92	2026 Est. T.C.V.	HELMSTADTER DONALD
Property Class: 402		S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

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

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C75'@\$300/FF	75.00	98.74	1.0000	0.9956	300	100		22,400
75 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	22,400

2026 Est. T.C.V. 009-003-001-92	=	22,400
Est. TCV/Total Floor Area = 0.00, Most recent sale 06/09/2017 for 18,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
11,200 11,200 11,200 9,279 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 0 0 0 250 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
11,200 11,200 11,200 9,529 9,529 0		

009-003-001-93 2026 Est. T.C.V. SKAGGS MATTHEW D & STACY D &
 Property Class: 401 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

5/2017 SPLIT FROM 009-003-001-00 PART OF THE NW 1/4 SEC3T22NR8W BEG S0DEG12'26"W
 573.17' & S89DEG47'34"E 577.79' FROM NW COR SEC3 TH N31DEG 35'W 75', N58DEG25'
 100', S31DEG35'E 75', S58DEG25'W 100' TO POB. .17A

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

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C75'@\$300/FF	75.00	98.74	1.0000	0.9956	300	100		22,400
75 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								22,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	300	50	1,225
Total Estimated Land Improvements True Cash Value =				1,225

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2022

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3	Fixture Bath		1	-4,478	-4,388
Garages					
Class: C Exterior: Pole (Unfinished)					
	Door Opener		2	1,054	1,033
	Base Cost		2000	47,300	46,354
Totals:				43,876	42,999

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 52,889

2026 Est. T.C.V. 009-003-001-93				=	76,514
Est. TCV/Total Floor Area = 0.00, Most recent sale 05/12/2017 for 18,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
35,600	35,600	35,600	30,930	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,700	0	0	835	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
38,300	38,300	38,300	31,765	31,765	0

009-003-001-94	2026 Est. T.C.V.	LANTERMAN BRENT R & SUSANNE M
Property Class: 402		S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

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

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C75'@\$300/FF	75.00	110.35	1.0000	1.0351	300	100		23,289
75 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	23,289

2026 Est. T.C.V. 009-003-001-94 = 23,289

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

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
11,600	11,600	11,600	9,279	2.70			
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	0	0	250	0			
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
11,600	11,600	11,600	9,529	9,529	0		

009-003-001-95	2026 Est. T.C.V.	ESAU STEVEN & PICARD ROBERTA
Property Class: 402		S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Split/Comb. on 08/18/2016 completed 08/18/2016 TIM EXEMPT TRANSFER TO
 270-027-00;
 Parent Parcel(s): 009-003-001-00;
 Child Parcel(s): 009-003-001-95;

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C75'@\$300/FF	100.00	150.00	0.9306	1.1525	300	100		32,175
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	32,175

2026 Est. T.C.V. 009-003-001-95							=	32,175
Est. TCV/Total Floor Area =	0.00	Most recent sale 07/09/2016 for 36,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM			
16,100	16,100	16,100	4,435		2.70			
2026 New Eq. Adjustment		Loss	Additions		Tax Adjustment		Losses	
0	0	0	0		119		0	
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT	
16,100	16,100	16,100	4,554		4,554		0	

009-003-001-96	2026 Est. T.C.V.	BLACKHURST SCOTT D & CHRISTINE M
Property Class: 402		S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

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

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

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C75'@\$300/FF	75.00	100.00	1.0000	1.0000	300	100		22,500
75 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	22,500

2026 Est. T.C.V.	009-003-001-96	=	22,500
Est. TCV/Total Floor Area =	0.00, Most recent sale 08/20/2011 for 18,000		
2025 Assessed	MBOR	S.E.V.	Base for Cap
11,300	11,300	11,300	7,277
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	0	0	196
2026 Assessed	MBOR	S.E.V.	Capped
11,300	11,300	11,300	7,473
			->Taxable<-
			PRE/MBT
			0

009-003-001-97	2026 Est. T.C.V.	GIZINSKI CLAUDIA L TRUST
Property Class: 401		S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 3, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SECTION 3, THENCE S00°12'26"W 1862.63 FEET ALONG THE WEST LINE OF SAID SECTION 3, THENCE S89°47'34"E 1127.36 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF OAK DRIVE AND THE POINT OF BEGINNING, THENCE N20°15'52"W 75.00 FEET ALONG SAID RIGHT OF WAY LINE, THENCE N68°16'45"E 100.00 FEET, THENCE S20°15'52"E 75.00 FEET, THENCE S68°16'45"W 100.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.17 ACRES MORE OR LESS. SUBJECT TO EASEMENTS, RESERVATION AND RESTRICTIONS OF RECORD. 2011 SPLIT FROM 003-001-00

SPLIT/COMB. ON 01/03/2012 COMPLETED 01/03/2012 TIM EXEMPT SPLIT FOR
270-004-00; GIZINSKI
PARENT PARCEL(S): 009-003-001-00;
CHILD PARCEL(S): 009-003-001-97;

SPLIT/COMB. ON 01/02/2012 COMPLETED 01/02/2012 TIM SPLIT TO -97 FOR
BLACKHURST SALE .17 A;
PARENT PARCEL(S): 009-003-001-00;
CHILD PARCEL(S): 009-003-001-96;

SPLIT/COMB. ON 10/21/2011 COMPLETED 10/21/2011 TIM EXEMPT SPLIT ;
PARENT PARCEL(S): 009-003-001-00;
CHILD PARCEL(S): 009-003-001-98; ROBINSON

2011 SPLIT "BLACKHURST - ACCROSS ST FROM LOT 6 CROOKED LAKE PLAT"
SPLIT/COMB. ON 12/05/2006 COMPLETED 12/05/2006 RAY EXEMPT. ADJ OWNER
;
PARENT PARCEL(S): 009-003-001-00;
CHILD PARCEL(S): 009-003-001-96;

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C75'@\$300/FF	75.00	100.00	1.0000	1.0000	300	100		22,500
75 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	22,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	280	94	2,151
Total Estimated Land Improvements			True Cash Value =	2,151

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2021

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas

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

Plumbing

3 Fixture Bath	1	-4,478	-4,299

Garages

Class: C Exterior: Pole (Unfinished)

Storage Over Garage	380	5,031	4,830
Door Opener	2	1,054	1,012
Base Cost	1520	35,948	34,510

Totals:	37,555	36,053

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 44,345

2026 Est. T.C.V. 009-003-001-97	=	68,996
Est. TCV/Total Floor Area = 0.00, Most recent sale 08/20/2011 for 18,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
32,300 32,300 32,300 29,168 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 2,200 0 0 787 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
34,500 34,500 34,500 29,955 29,955 29,955		

009-003-001-98	2026 Est. T.C.V.	ROBINSON BARRY C
Property Class: 401		375 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

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

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

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C75'@\$300/FF	75.00	100.00	1.0000	1.0000	300	100		22,500
75 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	22,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1467	50	5,992
Total Estimated Land Improvements				True Cash Value = 5,992

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C Blt 2024

(11) Heating System: Forced Heat & Cool
 Ground Area = 1133 SF Floor Area = 1133 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Blt-in Gar.	1,133		
			Total:	102,559	101,534

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,408
3 Fixture Bath	1	4,478	4,433

Porches

CCP (1 Story)	27	953	943

Garages

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

Door Opener	2	1,054	1,043
Stone Veneer	48	1,756	1,738
Base Cost	1293	54,836	54,288

Water/Sewer

Public Sewer	1	1,465	1,450
Water Well, 100 Feet	1	5,734	5,677

Built-Ins

Parcel Number: 009-003-001-98

Page: 2

Appliance Allow.	1	2,713	2,686	
Fireplaces				
Prefab 1 Story	1	2,542	2,517	
Local Cost Items				
GENERATOR	1	1	1	*100% Good
Totals:		179,513	177,718	

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 218,593

2026 Est. T.C.V. 009-003-001-98					=	247,085	
Est. TCV/Total Floor Area = 218.08, Most recent sale 08/20/2011 for 18,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
111,500	111,500	111,500	110,716	2.70			
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	12,000	0	2,989	0			
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
123,500	123,500	123,500	113,705	113,705	0		

009-003-001-99	2026 Est. T.C.V.	BERRY DIANNE A
Property Class: 402		S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

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

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C75'@\$300/FF	100.00	200.00	0.9306	1.2746	300	100		35,583
100 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	35,583

2026 Est. T.C.V. 009-003-001-99 = 35,583

Est. TCV/Total Floor Area = 31.41, Most recent sale 06/13/2018 for 219,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
17,800	17,800	17,800	13,531	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	365	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,800	17,800	17,800	13,896	13,896	0	

2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM	
	11,500		11,500	11,500	2,587	2.70	
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		2,600	0	0	69	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	14,100		14,100	14,100	2,656	2,656	0

009-004-001-34	2026 Est. T.C.V.	QUINT WILLIAM L JR
Property Class: 402		W ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	129.07	354.37	1.1157	0.9702	110	100		15,368
129 Actual Front Feet, 1.05 Total Acres							Total Est. Land Value =	15,368

2026 Est. T.C.V. 009-004-001-34 = 15,368

Est. TCV/Total Floor Area = 13.56

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
6,300	6,300	6,300	621	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,400	0	0	16	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,700	7,700	7,700	637	637	0	

009-004-001-35	2026 Est. T.C.V.	TEPASTTE DONNA
Property Class: 402		W ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	117.73	355.20	1.1417	0.9707	110	100		14,352
118 Actual Front Feet, 0.96 Total Acres							Total Est. Land Value =	14,352

2026 Est. T.C.V. 009-004-001-35 = 14,352

Est. TCV/Total Floor Area = 12.67

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,900	5,900	5,900	621	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,300	0	0	16	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,200	7,200	7,200	637	637	0	

009-004-001-36	2026 Est. T.C.V.	QUINT WILLIAM L JR
Property Class: 401		9520 W ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

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

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 220@\$1900/FF	124.85	390.77	0.8947	0.6187	1900	100		131,308
125 Actual Front Feet, 1.12 Total Acres								
Total Est. Land Value =								131,308

Land Improvement Cost Estimates

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

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

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,001		
			Total:	142,022	106,516

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,293	1,720
Plumbing			
Average Fixture(s)	1	1,185	889
Water/Sewer			
1000 Gal Septic	1	4,386	3,289
Water Well, 100 Feet	1	5,415	4,061
Porches			
WGEP (1 Story)	217	15,444	11,583
WGEP (1 Story)	174	13,339	10,004
WPP	520	8,133	6,100
Garages			
Class: CD Exterior: Pole (Unfinished)			
Base Cost	780	17,800	13,350
Door Opener	1	468	351
Class: CD Exterior: Pole (Unfinished)			
Base Cost	720	16,819	12,614
Built-Ins			
Appliance Allow.	1	1,897	1,423
Fireplaces			
Wood Stove	1	2,107	1,580
Totals:		231,308	173,480

Notes:

Parcel Number: 009-004-001-36

Page: 2

ECF (4085 CROOKED LAKE) 1.700 => TCV: 294,916

2026 Est. T.C.V. 009-004-001-36 = 428,599

Est. TCV/Total Floor Area = 428.17

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
165,500	165,500	165,500	62,885	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	48,800	0	0	1,697	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
214,300	214,300	214,300	64,582	64,582	0	

009-004-001-37	2026 Est. T.C.V.	TEPASTTE DONNA
Property Class: 401		9526 W ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 4 T22N R8W (0*2022) PCL N-5 OF THE SURVEY RECORDED IN LIBER S-6 PP 110.
1.01A. SPLIT ON 03/09/2022 FROM 009-004-001-30;

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

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 220@\$1900/FF	123.35	356.67	0.8974	0.6047	1900	100		127,187
123 Actual Front Feet, 1.01 Total Acres							Total Est. Land Value =	127,187

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	1888	50	6,919
D/W/P: Crushed Rock	2.18	200	50	218
Total Estimated Land Improvements True Cash Value =				7,137

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3	Fixture Bath		1	-3,721	-2,791
Garages					
Class: CD Exterior: Pole (Unfinished)					
	Base Cost		1200	25,428	19,071
	No Concrete Floor		1200	-7,188	-5,391
Totals:				14,519	10,889

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 18,511

Cost Est. for Res. Bldg: 2 Single Family 1S Cls CD Blt 2024

(11) Heating System: Heat Pump
Ground Area = 672 SF Floor Area = 672 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	672		
Total:				89,184	88,291
Other Additions/Adjustments					
Exterior					
	Stone Veneer		60	1,977	1,957
Plumbing					
	Average Fixture(s)		1	1,185	1,173

Water/Sewer

Parcel Number: 009-004-001-37

Page: 2

1000 Gal Septic	1	4,386	4,342
Water Well, 100 Feet	1	5,415	5,361

Porches

CCP (1 Story)	210	5,265	5,212
CCP (1 Story)	238	5,845	5,787

Totals:	113,257	112,123

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 190,609

2026 Est. T.C.V. 009-004-001-37	=	343,444

Est. TCV/Total Floor Area = 511.08

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
133,300	133,300	133,300	90,575	2.70		
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	38,400	0	0	2,445	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
171,700	171,700	171,700	93,020	93,020	0	

009-004-001-38	2026 Est. T.C.V.	DOBOS JENNIFER & ADAM
Property Class: 402		9507 W CROOKED LAKE PARK RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	220.00	512.82	1.0000	0.0000	110	100*		0
Residentia 1 - 2.99@\$9000			2.59 Acres		9000	100		23,310
* denotes lines that do not contribute to the total acreage calculation.								
220 Actual Front Feet, 2.59 Total Acres Total Est. Land Value =								23,310

2026 Est. T.C.V.	009-004-001-38	=	23,310
Est. TCV/Total Floor Area = 34.69, Most recent sale 11/07/2025 for 26,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap IRM
11,700	11,700	11,700	5,165 2.70
2026 New Eq. Adjustment		Loss	Additions Tax Adjustment Losses
0	0	0	0 6,535 0
2026 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
11,700	11,700	11,700	5,304 11,700 0

009-004-001-40	2026 Est. T.C.V.	BREWSTER CAROL
Property Class: 401		9566 W ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 220@\$1900/FF	220.00	836.35	0.7765	0.7483	1900	100		242,904
220 Actual Front Feet, 4.22 Total Acres Total Est. Land Value =								242,904

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

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,104		
			Total:	100,988	75,739

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	741
3 Fixture Bath	1	3,128	2,346

Water/Sewer

1000 Gal Septic	1	4,109	3,082
Water Well, 100 Feet	1	5,150	3,862

Deck

Treated Wood	336	5,359	4,019
Treated Wood	46	1,571	1,178

Built-Ins

Appliance Allow.	1	1,607	1,205

Totals: 122,900 92,172

Notes: PATRIOT 1993.

ECF (4085 CROOKED LAKE) 1.700 => TCV: 156,692

2026 Est. T.C.V. 009-004-001-40 = 399,596

Est. TCV/Total Floor Area = 361.95

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
126,300	126,300	126,300	74,415	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	73,500	0	0	2,009	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
199,800	199,800	199,800	76,424	76,424	76,424	

009-004-001-44	2026 Est. T.C.V.	REID COLLEEN K
Property Class: 402		W ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	230.00	1003.77	0.9657	1.2586	110	100		30,750
230 Actual Front Feet, 5.30 Total Acres					Total Est. Land Value =			30,750

2026 Est. T.C.V. 009-004-001-44	=	30,750

Est. TCV/Total Floor Area = 27.85

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
12,600	12,600	12,600	4,620	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,800	0	0	124	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,400	15,400	15,400	4,744	4,744	0	

009-004-001-48	2026 Est. T.C.V.	BREWSTER CAROL
Property Class: 402		W ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	220.00	380.16	1.0000	0.0000	110	100*		0
Residentia 1 - 2.99@\$9000		1.92 Acres			9000	100		17,280
* denotes lines that do not contribute to the total acreage calculation.								
220 Actual Front Feet, 1.92 Total Acres Total Est. Land Value =								17,280

2026 Est. T.C.V. 009-004-001-48 = 17,280

Est. TCV/Total Floor Area = 15.65

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
8,600	8,600	8,600	2,934	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	79	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,600	8,600	8,600	3,013	3,013	0	

009-004-001-50	2026 Est. T.C.V.	TUBBS TODD & SHELLY &
Property Class: 401		9730 W ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 220@\$1900/FF	220.00	2667.06	0.7765	1.0000	1900	100		324,598
220 Actual Front Feet, 13.47 Total Acres								324,598
Total Est. Land Value =								324,598

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	1200	0	0
Wood Frame	20.20	384	50	3,878
Wood Frame	23.09	168	50	1,939

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				8,192

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

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,912		
			Total:	251,712	201,368

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	948
3 Fixture Bath	1	3,721	2,977

Water/Sewer

1000 Gal Septic	1	4,386	3,509
Water Well, 100 Feet	1	5,415	4,332

Porches

WCP (1 Story)	440	13,508	10,806
CCP (1 Story)	16	740	592

Deck

Treated Wood	160	3,371	2,697	
Treated Wood	160	3,371	2,528	*75% Good

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	21,439	17,151
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	432	17,634	14,107
Common Wall: 1.5 Wall	1	-3,628	-2,902
Door Opener	1	468	374
Class: CD Exterior: Pole (Unfinished)			
Base Cost	2880	61,027	48,822

Built-Ins

Appliance Allow.	1	1,897	1,518

Totals: 386,246 308,827

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 525,006

Parcel Number: 009-004-001-50

Page: 2

2026 Est. T.C.V. 009-004-001-50 = 857,796
 Est. TCV/Total Floor Area = 448.64, Most recent sale 08/22/2022 for 626,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
331,300	331,300	331,300	296,943	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	97,600	0	0	8,017	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
428,900	428,900	428,900	304,960	304,960	0

009-004-001-58	2026 Est. T.C.V.	MENDEZ EDWARD J & KATHY M
Property Class: 401		9707 W CROOKED LAKE PARK RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	257.00	193.22	0.9392	0.8337	110	100		22,136
257 Actual Front Feet, 1.14 Total Acres							Total Est. Land Value =	22,136

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1232	50	4,053
Wood Frame	29.49	96	50	1,415
Total Estimated Land Improvements				5,468

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

(11) Heating System: Forced Heat & Cool
 Ground Area = 1344 SF Floor Area = 1344 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,344		
			Total:	200,799	150,593

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Water/Sewer

1000 Gal Septic	1	4,689	3,517
Water Well, 100 Feet	1	5,734	4,300

Porches

WCP (1 Story)	120	5,836	4,377
CPP	64	1,544	1,158

Deck

Treated Wood	60	1,887	1,415
Treated Wood	20	896	672

Garages

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

Base Cost	840	31,130	23,347
Door Opener	2	1,054	790

Built-Ins

Appliance Allow.	1	2,713	2,035

Totals: 262,182 196,628

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 196,628

2026 Est. T.C.V. 009-004-001-58 = 224,232

Est. TCV/Total Floor Area = 166.84, Most recent sale 11/17/2014 for 74,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
96,300	96,300	96,300	54,605	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,800	0	0	1,474	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
112,100	112,100	112,100	56,079	56,079	56,079	

009-004-001-60	2026 Est. T.C.V.	POSTEMA ROGER E SR TRUST
Property Class: 401		9596 W ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 220@\$1900/FF	220.00	2160.18	0.7765	0.9487	1900	100		307,936
220 Actual Front Feet, 10.91 Total Acres								307,936
Total Est. Land Value =								307,936

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	21	0	0
Metal Prefab/Conc.	24.50	70	50	857

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				1,827

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

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,352		
Total:				133,813	100,357

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	889
3 Fixture Bath	1	3,721	2,791

Water/Sewer

1000 Gal Septic	1	4,386	3,289
Water Well, 100 Feet	1	5,415	4,061

Deck

Treated Wood	396	6,102	4,576
Treated Wood	80	2,133	1,600
Treated Wood	21	921	691

Built-Ins

Appliance Allow.	1	1,897	1,423

Fireplaces

Wood Stove	1	2,107	1,580

Garages

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

Base Cost	1152	32,544	24,408

Carports

Aluminum	540	7,112	5,334

Unit-in-Place Cost Items

TRAVEL TRAILER	1500	1,515	1,060	*70% Good

Totals:	202,851	152,059

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 258,501

Parcel Number: 009-004-001-60

Page: 2

2026 Est. T.C.V. 009-004-001-60	=	568,264
Est. TCV/Total Floor Area = 420.31		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
173,400 173,400 173,400	76,841	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 110,700 0	0	2,074 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
284,100 284,100 284,100	78,915	78,915 0

009-004-001-68	2026 Est. T.C.V.	HUDSON ROBERT B & DENISE S
Property Class: 402		W CROOKED LAKE PARK RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	220.00	239.58	0.9765	0.8797	110	100		20,788
220 Actual Front Feet, 1.21 Total Acres							Total Est. Land Value =	20,788

2026 Est. T.C.V. 009-004-001-68 = 20,788

Est. TCV/Total Floor Area = 15.38, Most recent sale 08/01/1998 for 3,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
8,500	8,500	8,500	2,917	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,900	0	78	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,400	10,400	10,400	2,995	2,995	0	

009-004-001-70
Property Class: 402
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

ANDERSON ERWIN M JR TRUST
W ANDERSON TRL
LAKE CITY, MI 49651

REMAINDER OF PARENT PARCEL. TAX ID 004-001-70: A PART OF THE SOUTHWEST 1/4 OF SECTION 4, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE SOUTH 88°15'20" EAST, 1612.99 FEET ALONG THE SOUTH SECTION LINE; THENCE NORTH 00°37'10" EAST, 264.04 FEET TO THE NORTH RIGHT-OF-WAY OF PARK ROAD AND THE POINT OF BEGINNING; THENCE NORTH 00°37'10" EAST, 2189.94 FEET TO THE SHORE OF CROOKED LAKE; THENCE ALONG A TRAVERSE LINE OF THE SHORE OF CROOKED LAKE SOUTH 88°45'44" EAST, 36.66 FEET; THENCE NORTH 88°20'50" EAST, 183.47 FEET; THENCE SOUTH 00°37'10" WEST, 2194.88 FEET TO THE NORTH RIGHT-OF-WAY OF PARK ROAD; THENCE NORTH 89°48'14" WEST, 220.01 FEET ALONG THE NORTH RIGHT-OF-WAY OF PARK ROAD TO THE POINT OF BEGINNING. CONTAINING 11.07 ACRES MORE OR LESS. AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND THE ROAD RIGHT-OF-WAY OF PARK ROAD ALONG THE SOUTH SIDE THERE-OF AND ANDERSON TRAIL.

SPLIT ON 10/18/2013 FROM 004-001-70 INTO 009-004-001-78;
FORMERLY ABBREVIATED AS . SEC 4 T22N R8W PCL J OF THE SURVEY RECORDED IN LIBER S-3 PP 93-100 INCL. 12.08A.

Split/Comb. on 10/18/2013 completed 10/18/2013 TIM SPLIT 1.02A FROM 12.08A;

Parent Parcel(s): 009-004-001-70;

Child Parcel(s): 009-004-001-78;

SPLIT 07-70 TO REMAINDER "J" 11.07A , -001-78 "J1" 1.02A

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 220@\$1900/FF	220.132	355.60	0.7764	0.9694	1900	100		314,815
220 Actual Front Feet, 11.90 Total Acres					Total Est.		Land Value =	314,815

2026 Est. T.C.V. 009-004-001-70 = 314,815

Est. TCV/Total Floor Area = 232.85

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
116,000	116,000	116,000	34,789	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	41,400	0	0	939	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
157,400	157,400	157,400	35,728	35,728	0	

009-004-001-78	2026 Est. T.C.V.	ANDERSON ERWIN M JR TRUST
Property Class: 401		W ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

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

Split/Comb. on 10/18/2013 completed 10/18/2013 TIM SPLIT 1.02A FROM 12.08A;
 Parent Parcel(s): 009-004-001-70;
 Child Parcel(s): 009-004-001-78;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	220.01	201.95	0.9764	0.8429	110	100		19,920
220 Actual Front Feet, 1.02 Total Acres					Total Est.		Land Value =	19,920

2026 Est. T.C.V. 009-004-001-78 = 19,920

Est. TCV/Total Floor Area = 14.73

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
8,100	8,100	8,100	2,934	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,900	0	79	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,000	10,000	10,000	3,013	3,013	0	

009-004-001-80	2026 Est. T.C.V.	DERRICKSON CHRISTOPHER &
Property Class: 401		9631 W CROOKED LAKE PARK RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	221.00	181.34	0.9753	0.8206	110	100		19,456
221 Actual Front Feet,	0.92	Total Acres			Total Est.	Land Value =		19,456

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

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,296		
			Total:	153,769	123,015

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	948
3 Fixture Bath	1	3,721	2,977

Water/Sewer

1000 Gal Septic	1	4,386	3,509
Water Well, 100 Feet	1	5,415	4,332

Porches

WGEP (1 Story)	79	7,951	6,361

Deck

Treated Wood	32	1,324	1,059

Built-Ins

Appliance Allow.	1	1,897	1,518

Carports

Aluminum	364	4,794	3,835

Totals: 184,442 147,554

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 147,554

2026 Est. T.C.V. 009-004-001-80 = 167,010

Est. TCV/Total Floor Area = 128.87, Most recent sale 03/10/2006 for 41,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
71,300	71,300	71,300	26,858	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,200	0	0	725	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,500	83,500	83,500	27,583	27,583	27,583	

009-004-001-82	2026 Est. T.C.V.	WILDER CHARLES G SR & MARY E
Property Class: 401		9646 W ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 4 T22N R8W PCL K OF THE SURVEY RECORDED IN LIBER S-3 PP 93-100 INCL EXC THAT PART LYING S'LY OF CO ROAD. 11.28A.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 220@\$1900/FF	220.00	2239.38	0.7765	0.9573	1900	100		310,720
220 Actual Front Feet, 11.31 Total Acres								310,720
Total Est. Land Value =								310,720

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Picket, 12-24	18.89	200	0	0
Fencing: Wd, Split, 2 Rail	17.02	100	0	0
Dock: Light posts	44.69	80	0	0
Wood Frame	25.60	100	94	2,406

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	97	1,940
Total Estimated Land Improvements True Cash Value =				4,346

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1600 SF Floor Area = 1600 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,600		
Total:				184,745	147,796

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	948
3 Fixture Bath	1	3,721	2,977

Water/Sewer

1000 Gal Septic	1	4,386	3,509
Water Well, 100 Feet	1	5,415	4,332

Porches

WCP (1 Story)	276	8,987	7,190
WSEP (1 Story)	122	6,567	5,254
Foundation: Shallow	122	-975	-780

Deck

Treated Wood	230	4,280	3,424
Treated Wood	283	4,902	3,922
Treated Wood	108	2,554	2,043

Garages

Class: CD Exterior: Pole (Unfinished)			
Base Cost	804	18,178	14,542
Class: CD Exterior: Pole (Unfinished)			
Base Cost	735	17,074	13,659

Built-Ins

Appliance Allow.	1	1,897	1,518

Totals:	262,916	210,334

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 357,568

Parcel Number: 009-004-001-82

Page: 2

2026 Est. T.C.V. 009-004-001-82	=	672,634
Est. TCV/Total Floor Area = 420.40		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
258,300 258,300 258,300	145,771	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 78,000 0	0	3,935 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
336,300 336,300 336,300	149,706	149,706 149,706

009-004-002-00	2026 Est. T.C.V.	MISSAUKEE COUNTY ROAD COMMISSION
Property Class: 402		W COOKED LAKE PARK RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$9000			4.35 Acres		9000	100		39,177
			4.35 Total Acres				Total Est. Land Value =	39,177

2026 Est. T.C.V. 009-004-002-00	=	0
Est. TCV/Total Floor Area = 0.00		
2025 Assessed	MBOR	S.E.V.
0	0	0
		Base for Cap
		IRM
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	0	0
		Tax Adjustment
		Losses
		0
2026 Assessed	MBOR	S.E.V.
0	0	0
		Capped
		->Taxable<-
		PRE/MBT
		0

009-004-003-00	2026 Est. T.C.V.	LAKE TOWNSHIP OAK GROVE CEMETERY
Property Class: 202		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

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

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE	0 274.00	359.00	1.0000	0.0000	0	100*		0
COMMERCIAL 2-4A	9000		2.26 Acres		9000	100		20,322
* denotes lines that do not contribute to the total acreage calculation.								
274 Actual Front Feet, 2.26 Total Acres Total Est. Land Value =								20,322

2026 Est. T.C.V.	009-004-003-00	=	0
Est. TCV/Total Floor Area	=	0.00	
2025 Assessed	MBOR	S.E.V.	Base for Cap
0	0	0	0
			IRM
			2.70
2026 New Eq. Adjustment		Loss	Additions
0	0	0	0
			Tax Adjustment
			0
2026 Assessed	MBOR	S.E.V.	Capped
0	0	0	0
			->Taxable<-
			0
			PRE/MBT
			0

009-004-004-00	2026 Est. T.C.V.	BRICKER SUSAN & CHARLES JR TRUST
Property Class: 401		9845 W WALNUT ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

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

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 220@\$1900/FF	213.00	236.00	0.7828	0.5454	1900	100		172,796
213 Actual Front Feet, 1.15 Total Acres								Total Est. Land Value = 172,796

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	825	0	0
D/W/P: 4in Concrete	6.96	80	0	0
D/W/P: Asphalt Paving	3.10	2500	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

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

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,344		
1 Story	Siding	Crawl Space	504		
			Total:	257,844	154,708

Other Additions/Adjustments

Recreation Room	1100	20,867	12,520

Plumbing

Average Fixture(s)	1	1,422	853
3 Fixture Bath	1	4,478	2,687
2 Fixture Bath	1	2,996	1,798

Water/Sewer

1000 Gal Septic	1	4,689	2,813
Water Well, 100 Feet	1	5,734	3,440

Porches

WGEP (1 Story)	240	18,180	10,908
CCP (1 Story)	54	1,696	1,018
CCP (1 Story)	20	988	593

Deck

Treated Wood	512	7,393	4,436

Garages

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

Base Cost	720	27,972	16,783
Common Wall: 1 Wall	1	-2,589	-1,553

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Interior 1 Story	2	10,470	6,282

Parcel Number: 009-004-004-00

Page: 2

Breezeways

Frame Wall	160	10,800	6,480

Totals:	375,653	225,394

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 383,170

2026 Est. T.C.V. 009-004-004-00 = 560,716

Est. TCV/Total Floor Area = 303.42, Most recent sale 10/07/2016 for 347,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
217,400	217,400	217,400	161,091	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	63,000	0	0	4,349	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
280,400	280,400	280,400	165,440	165,440	165,440

009-004-004-07	2026 Est. T.C.V.	BRICKER SUSAN & CHARLES JR TRUST
Property Class: 401		N ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	120.00	161.75	0.8612	1.0059	50	100		5,197
120 Actual Front Feet, 0.45 Total Acres								
Total Est. Land Value =								5,197

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1856	0	0

Residential Local Cost Land Improvements

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

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

(11) Heating System: Space Heater

Ground Area = 0 SF Floor Area = 0 SF.

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

Building Areas

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

Plumbing

3 Fixture Bath	1	-4,478	-3,582

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	3	1,581	1,265
Base Cost	3456	81,734	65,387

Totals: 78,837 63,070

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 107,219

2026 Est. T.C.V. 009-004-004-07 = 117,166

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

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
48,800	48,800	48,800	43,355	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	9,800	0	0	1,170	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
58,600	58,600	58,600	44,525	44,525	44,525	

009-004-004-10 2026 Est. T.C.V. GILLOW JAMES & LESLIE
 Property Class: 401 9770 W ANDERSON TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

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

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 220@\$1900/FF	127.71	178.22	0.8896	0.5084	1900	100		109,755
128 Actual Front Feet, 0.52 Total Acres							Total Est. Land Value =	109,755

Land Improvement Cost Estimates

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

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

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	768		
			Total:	126,226	94,669

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	889
3 Fixture Bath	1	3,721	2,791

Water/Sewer

1000 Gal Septic	1	4,386	3,289
Water Well, 100 Feet	1	5,415	4,061

Deck

Treated Wood	192	3,792	2,844	
Treated Wood	384	5,983	5,923	
Pine w/Roof (Deck Portion)	16	561	421	
Pine w/Roof (Roof portion)	16	324	243	
				*99% Good

Built-Ins

Appliance Allow.	1	1,897	1,423

Totals: 153,490 116,553

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 198,140

2026 Est. T.C.V. 009-004-004-10 = 308,865

Est. TCV/Total Floor Area = 268.11, Most recent sale 08/30/2019 for 179,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
119,400	119,400	119,400	110,249	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	35,000	0	2,976	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

154,400

154,400

154,400

113,225

113,225

113,225

009-004-004-15	2026 Est. T.C.V.	COLLINS THOMAS J & CINDY M
Property Class: 401		9768 W ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

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

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	65.00	1058.84	1.0000	1.6583	1900	100		204,806
65 Actual Front Feet, 1.58 Total Acres								Total Est. Land Value = 204,806

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.80	100	50	1,440

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				2,410

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

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,512		
			Total:	216,783	195,118

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	2,454

Plumbing

Average Fixture(s)	1	1,422	1,280
3 Fixture Bath	1	4,478	4,030

Water/Sewer

1000 Gal Septic	1	4,689	4,220
Water Well, 100 Feet	1	5,734	5,161

Porches

WCP (1 Story)	36	2,691	2,422

Deck

Treated Wood	454	6,828	6,145

Built-Ins

Appliance Allow.	1	2,713	2,442

Totals:	248,065	223,272

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 379,562

2026 Est. T.C.V. 009-004-004-15 = 586,778

Est. TCV/Total Floor Area = 388.08, Most recent sale 12/13/2007 for 58,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
224,400	224,400	224,400	110,641	2.70

Parcel Number: 009-004-004-15

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	69,000	0	0	2,987	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	293,400	293,400	293,400	113,628	113,628	0

009-004-004-20
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

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

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

SPLIT ON 10/21/2013 INTO 009-004-004-25, 009-004-004-29
FORMERLY DESCRIBED AS:

. SEC 4 T22N R8W PCL C OF THE SURVEY RECORDED IN LIBER S-3 PP 93-100 INCL. ALSO N 100 FT OF W 191 FT OF SW/4 OF SW/4 13.6085 AC.
COMBINED ON 8-25-09 W/57-009-004-001-90

Split/Comb. on 10/21/2013 completed 10/21/2013 TIM SPLIT TO -25 5.23A & -29 1.3A;
Parent Parcel(s): 009-004-004-20;
Child Parcel(s): 009-004-004-25, 009-004-004-29;

12/31/2013 SPLIT TO -20 7.02A, -25 5.23A, -29 1.3A
COMBINED ON 08-25-09 WITH 57-009-004-001-90.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	376.39	812.43	0.8538	1.1938	110	100		42,200
376 Actual Front Feet, 7.02 Total Acres					Total Est.		Land Value =	42,200

2026 Est. T.C.V. 009-004-004-20 = 42,200

Est. TCV/Total Floor Area = 27.91

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
17,300	17,300	17,300	5,449	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,800	0	0	147	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
21,100	21,100	21,100	5,596	5,596	0	

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

2026 Est. T.C.V.
LAKE TOWNSHIP

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

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

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

Split/Comb. on 10/21/2013 completed 10/21/2013 TIM SPLIT TO -25 5.23A & -29 1.3A;
Parent Parcel(s): 009-004-004-20;
Child Parcel(s): 009-004-004-25, 009-004-004-29;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	636.93	357.68	0.7486	0.9724	110	100		51,001
637 Actual Front Feet, 5.23 Total Acres							Total Est. Land Value =	51,001

2026 Est. T.C.V.	009-004-004-25				=	51,001
Est. TCV/Total Floor Area = 33.73						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
20,900	20,900	20,900	4,075	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,600	0	0	110		0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,500	25,500	25,500	4,185	4,185	0	

009-004-004-29
Property Class: 402
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

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

A PART OF THE SOUTHWEST 1/4 OF SECTION 4, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE NORTH 00°00'00" EAST, 154.45 FEET ALONG THE WEST SECTION LINE TO THE SOUTH RIGHT-OF-WAY OF PARK ROAD; THENCE SOUTH 89°48'14" EAST, 357.33' ALONG THE SOUTH RIGHT-OF-WAY OF PARK ROAD; THENCE LEAVING SAID ROAD SOUTH 00°18'35" WEST, 164.08 FEET TO THE SOUTH SECTION LINE; THENCE NORTH 88°15'20" WEST, 356.60 FEET ALONG THE SOUTH SECTION LINE TO THE POINT OF BEGINNING. CONTAINING 1.30 ACRES MORE OR LESS. AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND ROAD RIGHT-OF-WAYS ALONG THE WEST AND NORTH SIDES THERE-OF.

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

Split/Comb. on 10/21/2013 completed 10/21/2013 TIM SPLIT TO -25 5.23A & -29 1.3A;
Parent Parcel(s): 009-004-004-20;
Child Parcel(s): 009-004-004-25, 009-004-004-29;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	366.64	154.45	0.8594	0.7883	110	100		27,322
367 Actual Front Feet, 1.30 Total Acres							Total Est. Land Value =	27,322

2026 Est. T.C.V. 009-004-004-29 = 27,322

Est. TCV/Total Floor Area = 18.07

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
11,200	11,200	11,200	1,034	2.70			
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	2,500	0	0	27	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
13,700	13,700	13,700	1,061	1,061	0		

009-004-004-30	2026 Est. T.C.V.	BRAVATA DANIEL J
Property Class: 402		W ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	199.93	509.83	1.0001	1.0625	110	100		23,370
200 Actual Front Feet, 2.34 Total Acres					Total Est. Land Value =			23,370

2026 Est. T.C.V. 009-004-004-30	=	23,370

Est. TCV/Total Floor Area = 15.46

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
9,600	9,600	9,600	6,683	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,100	0	180	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,700	11,700	11,700	6,863	6,863	0	

009-004-004-34	2026 Est. T.C.V.	BRAVATA THOMAS E & MILLER JAMIE
Property Class: 401		9898 W ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	199.93	507.65	1.0001	1.0614	110	100		23,345
200 Actual Front Feet, 2.33 Total Acres								Total Est. Land Value = 23,345

Land Improvement Cost Estimates

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

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

(11) Heating System: Wall Furnace

Ground Area = 792 SF Floor Area = 792 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	792		
			Total:	42,817	14,986

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	174	1,942	680
Plumbing			
Average Fixture(s)	1	783	274
Water/Sewer			
1000 Gal Septic	1	4,109	1,438
Water Well, 100 Feet	1	5,150	1,802
Built-Ins			
Appliance Allow.	1	1,607	562
Totals:		56,408	19,742

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 19,742

2026 Est. T.C.V. 009-004-004-34 = 44,057

Est. TCV/Total Floor Area = 55.63

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
17,500	0	0	0	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
22,000	0	0	13,306	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
22,000	22,000	22,000	13,306	13,306	13,306	

009-004-004-36	2026 Est. T.C.V.	MCCASLIN CINDY
Property Class: 401		735 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	199.93	544.69	1.0001	1.0802	110	100		23,759
200 Actual Front Feet, 2.50 Total Acres							Total Est. Land Value =	23,759

Land Improvement Cost Estimates

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

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

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	936		
			Total:	96,668	77,334

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	948

Water/Sewer

1000 Gal Septic	1	4,386	3,509
Water Well, 100 Feet	1	5,415	4,332

Deck

Treated Wood	100	2,400	1,920

Built-Ins

Appliance Allow.	1	1,897	1,518

Totals: 111,951 89,561

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 89,561

2026 Est. T.C.V. 009-004-004-36 = 114,290

Est. TCV/Total Floor Area = 122.10

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
47,600	47,600	47,600	21,645	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	9,500	0	584	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
57,100	57,100	57,100	22,229	22,229	22,229	

009-004-004-39	2026 Est. T.C.V.	TAYLOR COBEY & KRISTIN &
Property Class: 401		9912 W CROOKED LAKE PARK RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	199.94	682.50	0.8412	1.1429	110	100		21,146
A 200' @ 110/FF	199.40	164.08	0.8412	0.8003	110	100		14,767
399 Actual Front Feet, 3.88 Total Acres								Total Est. Land Value = 35,913

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	27.77	64	50	888
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				1,828

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

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,404		
Total:				257,995	206,388

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 100 Feet	1	5,734	4,587

Porches

WPP	100	3,030	2,424
WPP	20	1,039	831
WPP	20	1,039	831

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	2	1,054	843
Base Cost	1200	28,380	22,704

Built-Ins

Appliance Allow.	1	2,713	2,170

Totals: 311,573 249,249

Notes: 9912 CROOKED LANE

ECF (4017 JENNINGS) 1.000 => TCV: 249,249

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

Description	Rate	Size	Cost New
Base Cost	21.24	400	8,496

Parcel Number: 009-004-004-39

Page: 2

Default Walls	10.27	400	4,108

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45	Depr. Cost =	5,672
Unit in Place Item(s)	Rate Quantity/Area	Depr. Depr. Cost
/A22/U00CH	5.57 330	100 1,838
ECF (4017 JENNINGS)	1.000 => TCV of Bldg: 1 =	7,601

Total Estimated True Cash Value of Agricultural Buildings	=	7,601

2026 Est. T.C.V. 009-004-004-39	=	294,591

Est. TCV/Total Floor Area = 139.88

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
125,600	125,600	125,600	73,385	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	21,700	0	1,981	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
147,300	147,300	147,300	75,366	75,366	75,366

009-004-004-41	2026 Est. T.C.V.	WILDER CHARLES G SR & MARY E
Property Class: 402		W ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 4 T22N R8W (2*1998) PCL E OF SURVEY RECORDED IN LIBER S-3 PP 93-100 INCL EXC
 THAT PART OF PCL E LYING S'LY OF CROOKED LAKE PARK ROAD. & EXC THE S 800 FT
 LYING N'LY OF CROOKEDLAKE PARK ROAD. 6.628A.
 Split/Combined on 07/01/2024 from 009-004-004-40;

Split/Comb. on 07/01/2024 completed 07/01/2024 TIM ;
 Parent Parcel(s): 009-004-004-40;
 Child Parcel(s): 009-004-004-41, 009-004-004-42;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	199.94	1008.28	1.0001	1.2600	110	100		27,714
200 Actual Front Feet, 4.63 Total Acres					Total Est.		Land Value =	27,714

2026 Est. T.C.V. 009-004-004-41 = 27,714

Est. TCV/Total Floor Area = 13.16

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
11,300	11,300	11,300	2,414	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,600	0	0	65	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,900	13,900	13,900	2,479	2,479	0	

009-004-004-42	2026 Est. T.C.V.	BREWSTER CAROL
Property Class: 402		W ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 4 T22N R8W (2*1998) PCL E OF SURVEY RECORDED IN LIBER S-3 PP 93-100 INCL EXC
 THAT PART OF PCL E LYING S'LY OF CROOKED LAKE PARK ROAD. & EXC THE S 800 FT
 LYING N'LY OF CROOKEDLAKE PARK ROAD. 6.628A.
 Split/Combined on 07/01/2024 from 009-004-004-40;

Split/Comb. on 07/01/2024 completed 07/01/2024 TIM ;
 Parent Parcel(s): 009-004-004-40;
 Child Parcel(s): 009-004-004-41, 009-004-004-42;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	199.94	435.73	1.0001	1.0216	110	100		22,471
200 Actual Front Feet, 2.00 Total Acres							Total Est. Land Value =	22,471

2026 Est. T.C.V. 009-004-004-42 = 22,471

Est. TCV/Total Floor Area = 10.67, Most recent sale 07/01/2024 for 2,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
9,200	9,200	9,200	9,200	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,000	0	248	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,200	11,200	11,200	9,448	9,448	0	

009-004-004-45	2026 Est. T.C.V.	BREWSTER CAROL A
Property Class: 401		9870 W CROOKED LAKE PARK RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

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

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

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

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

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

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	200.00	400.00	1.0000	1.0000	110	100		22,000
200 Actual Front Feet, 1.84 Total Acres							Total Est. Land Value =	22,000

2026 Est. T.C.V. 009-004-004-45 = 22,000

Est. TCV/Total Floor Area = 10.45, Most recent sale 09/28/2009 for 65,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
9,000	9,000	9,000	3,409	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,000	0	92	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
11,000	11,000	11,000	3,501	3,501	0

009-004-004-47 2026 Est. T.C.V. BOUWMAN SHARI L & BRUCE J
 Property Class: 401 9870 W CROOKED LAKE PARK RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	200.00	400.00	1.0000	1.0000	110	100		22,000
200 Actual Front Feet, 1.84 Total Acres					Total Est. Land Value =			22,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	35.72	60	50	1,071
Total Estimated Land Improvements True Cash Value =				1,071

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

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

Building Areas

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

Plumbing

3 Fixture Bath	1	-4,478	-3,582

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 100 Feet	1	5,734	4,587

Garages

Class: C Exterior: Pole (Unfinished)			
Base Cost	768	19,776	15,821
Class: BC Exterior: Pole (Unfinished)			
Door Opener	4	2,634	2,107
Base Cost	2641	82,452	65,962

Totals: 110,807 88,646

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 88,646

2026 Est. T.C.V. 009-004-004-47 = 111,717

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

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
49,800	49,800	49,800	34,749	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,100	0	938	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
55,900	55,900	55,900	35,687	35,687	0

009-004-004-48	2026 Est. T.C.V.	FULLER RAYMOND L
Property Class: 401		9847 W CROOKED LAKE PARK RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	199.00	173.80	1.00	13 0.8119	110	100		17,795
199 Actual Front Feet, 0.79 Total Acres							Total Est. Land Value =	17,795

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

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

Building Areas

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

Garages

Class: C Exterior: Pole (Unfinished)					
Base Cost			640	17,370	15,633
Class: CD Exterior: Pole (Unfinished)					
Base Cost			768	17,610	15,849
Totals:				34,980	31,482

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 31,482

2026 Est. T.C.V. 009-004-004-48				=	49,277	
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
21,800	21,800	21,800	8,561	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,800	0	0	231	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
24,600	24,600	24,600	8,792	8,792	0	

009-004-004-50	2026 Est. T.C.V.	QUINT WILLIAM L III
Property Class: 402		W CROOKED LAKE PARK RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	199.99	616.40	1.0000	1.1142	110	100		24,511
200 Actual Front Feet, 2.83 Total Acres							Total Est. Land Value =	24,511

2026 Est. T.C.V.	009-004-004-50	=	24,511
Est. TCV/Total Floor Area =	0.00, Most recent sale 12/01/2001 for 11,700		
2025 Assessed	MBOR	S.E.V.	Base for Cap
10,000	10,000	10,000	1,548
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	2,300	0	41
2026 Assessed	MBOR	S.E.V.	Capped
12,300	12,300	12,300	1,589
			->Taxable<-
			PRE/MBT
			0

009-004-004-52	2026 Est. T.C.V.	QUINT SUSANNE E
Property Class: 402		W ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	199.95	655.74	1.0001	1.1315	110	100		24,889
200 Actual Front Feet, 3.01 Total Acres							Total Est. Land Value =	24,889

2026 Est. T.C.V. 009-004-004-52 = 24,889

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
10,200	10,200	10,200	1,647	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,200	0	0	44	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,400	12,400	12,400	1,691	1,691	0	

009-004-004-54	2026 Est. T.C.V.	TEPASTTE THOMAS M JR
Property Class: 402		W ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	200.35	393.53	0.9996	0.9959	110	100		21,939
200 Actual Front Feet, 1.81 Total Acres							Total Est. Land Value =	21,939

2026 Est. T.C.V. 009-004-004-54 = 21,939

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
9,000	9,000	9,000		989	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,000	0	0	26	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,000	11,000	11,000	1,015	1,015	0	

009-004-004-56	2026 Est. T.C.V.	ROHDY EMILY S
Property Class: 402		W ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	200.35	447.88	0.9996	1.0287	110	100		22,660
200 Actual Front Feet, 2.06 Total Acres					Total Est.		Land Value =	22,660

2026 Est. T.C.V. 009-004-004-56 = 22,660

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
9,300	9,300	9,300	1,126	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,000	0	0	30	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,300	11,300	11,300	1,156	1,156	0	

009-004-004-58 2026 Est. T.C.V. NARVA GREGORY B & CARLA MARIE
 Property Class: 401 9837 W CROOKED LAKE PARK RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 4 T22N R8W (0*2000) THAT PART OF PCL F OF THE SURVEY RECORDED IN LIBER S-3
 PP 93-100 LYING S OF CROOKED LAKE PARK ROAD. .8A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	199.00	175.12	1.00	13	0.8134	110	100	17,828
199 Actual Front Feet,	0.80	Total Acres			Total Est. Land Value =			17,828

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	26.22	96	50	1,258
Wood Frame	24.12	140	50	1,688
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				3,916

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1456 SF Floor Area = 1456 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,456		
			Total:	169,877	135,901

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	948
3 Fixture Bath	1	3,721	2,977

Water/Sewer

1000 Gal Septic	1	4,386	3,509
Water Well, 100 Feet	1	5,415	4,332

Deck

Treated Wood w/Roof (Deck Portion)	80	2,133	1,706
Treated Wood w/Roof (Roof portion)	80	1,349	1,079
Treated Wood	80	2,133	1,706
Treated Wood	9	395	316
Treated Wood	21	921	737

Built-Ins

Appliance Allow.	1	1,897	1,518

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 1280 40,205 32,164

Totals: 233,617 186,893

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 186,893

2026 Est. T.C.V. 009-004-004-58 = 208,637

Est. TCV/Total Floor Area = 143.29, Most recent sale 08/04/2015 for 53,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
90,300	90,300	90,300	40,253	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,000	0	0	1,086	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

104,300

104,300

104,300

41,339

41,339

41,339

009-004-004-60	2026 Est. T.C.V.	POSTEMA ROGER E SR TRUST
Property Class: 402		W ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600			9.47 Acres		5600	100		53,032
			9.47 Total Acres				Total Est. Land Value =	53,032

2026 Est. T.C.V. 009-004-004-60	=	53,032

Est. TCV/Total Floor Area = 36.42

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
23,700	23,700	23,700	4,713	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	127	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
26,500	26,500	26,500	4,840	4,840	0

009-004-004-68	2026 Est. T.C.V.	HUNT DUANE J
Property Class: 401		9799 W CROOKED LAKE PARK RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	199.00	183.87	1.00	13	0.8234	110	100	18,047
199 Actual Front Feet, 0.84 Total Acres								18,047
Total Est. Land Value =								18,047

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	575	50	2,001
D/W/P: 4in Ren. Conc.	8.17	2336	50	9,542
Wood Frame	26.96	144	50	1,941
Wood Frame	29.49	96	50	1,415
Total Estimated Land Improvements True Cash Value =				14,899

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

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,352		
Total:				186,758	149,405

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 100 Feet	1	5,734	4,587

Deck

Treated Wood	120	2,840	2,272
Treated Wood	25	1,140	912
Treated Wood	20	896	717

Garages

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

Door Opener	2	1,054	843
Base Cost	1488	51,827	41,462

Built-Ins

Appliance Allow.	1	2,713	2,170

Totals: 263,551 210,839

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 210,839

2026 Est. T.C.V. 009-004-004-68 = 243,785

Est. TCV/Total Floor Area = 180.31, Most recent sale 10/25/2025 for 230,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
95,800	95,800	95,800	73,118	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	26,100	0	48,782	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
121,900	121,900	121,900	75,092	121,900	121,900

009-004-004-70	2026 Est. T.C.V.	TUBBS TODD & SHELLY &
Property Class: 402		W CROOKED LAKE PARK RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		9.48 Acres	5600	100				53,088
		9.48 Total Acres					Total Est. Land Value =	53,088

2026 Est. T.C.V. 009-004-004-70 = 53,088

Est. TCV/Total Floor Area = 39.27, Most recent sale 08/22/2022 for 626,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
23,700	23,700	23,700	14,397	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,800	0	388	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,500	26,500	26,500	14,785	14,785	0	

009-004-004-78	2026 Est. T.C.V.	MENDEZ EDWARD J & KATHY M
Property Class: 402		W CROOKED LAKE PARK RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	99.00	189.20	1.1922	0.8293	110	100		10,767
99 Actual Front Feet, 0.43 Total Acres							Total Est. Land Value =	10,767

2026 Est. T.C.V. 009-004-004-78 = 10,767

Est. TCV/Total Floor Area = 7.96, Most recent sale 10/24/2022 for 8,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
4,400	4,400	4,400	3,680	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	99	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,400	5,400	5,400	3,779	3,779	3,779	

009-004-004-79	2026 Est. T.C.V.	MENDEZ EDWARD J & KATHY M
Property Class: 402		W CROOKED LAKE PARK RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	99.00	189.20	1.1922	0.8293	110	100		10,767
99 Actual Front Feet,	0.43	Total Acres			Total Est.		Land Value =	10,767

2026 Est. T.C.V. 009-004-004-79 = 10,767

Est. TCV/Total Floor Area = 7.96, Most recent sale 10/24/2022 for 8,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
4,400	4,400	4,400	3,680	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	99	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,400	5,400	5,400	3,779	3,779	3,779

009-004-005-00	2026 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		W POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	429.00	876.07	0.6571	1.5816	1900	100		847,173
429 Actual Front Feet, 8.63 Total Acres							Total Est. Land Value =	847,173

2026 Est. T.C.V. 009-004-005-00 = 847,173

Est. TCV/Total Floor Area = 626.61

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
312,100	312,100	312,100	260,028	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	111,500	0	0	7,020	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
423,600	423,600	423,600	267,048	267,048	0	

009-004-006-00	2026 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S CARPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

		* Factors *		2 POLYGONS		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 80'@\$1900/FF	1000.00	837.60	0.4608	1.5640	1900 100	1,369,351
B 220@\$1900/FF	374.00	837.60	0.4608	0.7486	1900 100	245,139
B 220@\$1900/FF	400.00	715.47	0.4608	0.7197	1900 100	252,052
1774 Actual Front Feet, 32.99 Total Acres					Total Est. Land Value =	1,866,542

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Wood Frame	20.50	352 50	3,608
Total Estimated Land Improvements True Cash Value =			3,608

2026 Est. T.C.V. 009-004-006-00 = 1,870,150

Est. TCV/Total Floor Area = 1383.25

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
689,500	689,500	689,500	520,944	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	245,600	0	0	14,065	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
935,100	935,100	935,100	535,009	535,009	535,009

009-005-001-00	2026 Est. T.C.V.	BAIRD BONNIE
Property Class: 402		W POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	258.00	165.00	0.7112	1.0109	50	100		9,274
258 Actual Front Feet, 0.98 Total Acres							Total Est. Land Value =	9,274

2026 Est. T.C.V. 009-005-001-00	=	9,274

Est. TCV/Total Floor Area = 6.86, Most recent sale 01/09/2015 for 5,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
3,700	3,700	3,700	2,273	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	900	0	61	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,600	4,600	4,600	2,334	2,334	0

009-005-002-00	2026 Est. T.C.V.	VANUSKIRK JOHN & JOY
Property Class: 402		W POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	50.00	165.00	1.0719	1.0109	50	100		2,709
50 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	2,709

2026 Est. T.C.V. 009-005-002-00	=	2,709

Est. TCV/Total Floor Area = 2.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
1,100	1,100	1,100	1,100	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	29	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,400	1,400	1,400	1,129	1,129	0

009-005-003-00	2026 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		OLD RR RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

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

2026 Est. T.C.V. 009-005-003-00 = 229,992

Est. TCV/Total Floor Area = 170.11

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
115,000	115,000	115,000	61,231	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	1,653	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
115,000	115,000	115,000	62,884	62,884	62,884	

009-005-004-00	2026 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

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

2026 Est. T.C.V. 009-005-004-00 = 176,568

Est. TCV/Total Floor Area = 130.60

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
88,300	88,300	88,300	56,950	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	1,537	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
88,300	88,300	88,300	58,487	58,487	58,487	

009-005-005-00	2026 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		OLD RR RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

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

2026 Est. T.C.V. 009-005-005-00 = 224,000

Est. TCV/Total Floor Area = 165.68

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
112,000	112,000	112,000	64,539	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	1,742	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
112,000	112,000	112,000	66,281	66,281	66,281	

009-005-006-00	2026 Est. T.C.V.	ROSTED DOUGLAS R
Property Class: 401		137 S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	GROUP A	3K			3000	100		3,000
66 Actual Front Feet, 0.16 Total Acres					Total Est.		Land Value =	3,000

Land Improvement Cost Estimates

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

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

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	384		
1 Story	Siding	Basement	384		
			Total:	120,550	72,329

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853

Water/Sewer

1000 Gal Septic	1	4,689	2,813
Water Well, 100 Feet	1	5,734	3,440

Porches

CCP (1 Story)	108	3,173	1,904

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	720	25,214	15,128

Built-Ins

Appliance Allow.	1	2,713	1,628

Totals: 163,495 98,095

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 98,095

2026 Est. T.C.V. 009-005-006-00 = 102,045

Est. TCV/Total Floor Area = 132.87

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	44,400	44,400	44,400	12,670	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	6,600	0	0	342	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	51,000	51,000	51,000	13,012	13,012	13,012	

009-005-007-00	2026 Est. T.C.V.	TRIBLEY JANELLE RAE
Property Class: 401		119 S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 5 T22N R8W BEG 260 FT W & 34 RDS S OF NE COR SEC 5 TH E 8 RDS N 8 RDS W 8 RDS S TO POB. .4 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	132.00	132.00	1.1095	0.7579	110	100		12,210
132 Actual Front Feet,	0.40	Total Acres			Total Est. Land Value =			12,210

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.31	264	71	1,183
Total Estimated Land Improvements		True Cash Value =		1,183

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1242 SF Floor Area = 1242 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Crawl Space	1,242		
			Total:	168,739	101,243

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,366	820

Water/Sewer

1000 Gal Septic	1	4,503	2,702
Water Well, 100 Feet	1	5,507	3,304

Garages

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

Base Cost	576	20,627	12,376

Built-Ins

Appliance Allow.	1	2,605	1,563

Fireplaces

Exterior 1 Story	1	6,134	3,680

Porches

CCP (1 Story)	16	759	455

Totals: 210,240 126,143

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 126,143

2026 Est. T.C.V. 009-005-007-00 = 139,536

Est. TCV/Total Floor Area = 112.35, Most recent sale 05/23/2000 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
61,200	61,200	61,200	29,470	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	8,600	0	0	795	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
69,800	69,800	69,800	30,265	30,265	30,265	

009-005-008-00	2026 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S ASPEN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 5 T22N R8W W 1/2 OF NE FRL 1/4 EXC PLATTED PORTION THEREOF. 77.9758 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia INFERIOR@	\$1400	77.97 Acres	1400	100				109,158
		77.97 Total Acres			Total Est.		Land Value =	109,158

2026 Est. T.C.V. 009-005-008-00 = 109,158

Est. TCV/Total Floor Area = 87.89

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
54,600	54,600	54,600	35,165	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	949	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,600	54,600	54,600	36,114	36,114	36,114	

009-005-009-00	2026 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 5 T22N R8W THAT PART OF NE 1/4 LYING N'LY & E'LY OF PLAT OF VILLAGE OF JENNINGS & REVISED PLAT OF VILLAGE OF JENNINGS EXC COMM 50 FT W OF SW COR OF LOT 1 BLK E TH W ON NLINE OF POPLAR ST TO SE COR LOT 10 BLK ZTH N 165 FT E 260 FT S 165 FT W 260 FT TO POB & EXC BEG 260 FT W & 689 FT S OF NE COR OF SEC 5 TH S 66 FT W 103 FT N 66 FT E 103 FT TO POB & EXC BEG 260 FT W & 561 FT S OF NE COR SEC 5 TH E 132 FT N 132 FT W 132 FT S 132 FT TO POB. 11.0935 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PART OF >80@	\$3800	11.09 Acres			3800	100		42,142
		11.09 Total Acres					Total Est. Land Value =	42,142

2026 Est. T.C.V. 009-005-009-00	=	42,142

Est. TCV/Total Floor Area = 33.93

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
20,500	20,500	20,500	9,169	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	600	0	0	247	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
21,100	21,100	21,100	9,416	9,416	0	

009-006-001-00	2026 Est. T.C.V.	STATE OF MICHIGAN
Property Class: 402		OLD RR RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 6 T22N R8W NE FRL 1/4. 165.44 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 121 - 300@	\$3800	165.44 Acres			3800	100		628,672
		165.44 Total Acres					Total Est. Land Value =	628,672

2026 Est. T.C.V. 009-006-001-00	=	0
Est. TCV/Total Floor Area = 0.00		
2025 Assessed	MBOR	S.E.V.
0	0	0
		Base for Cap
		IRM
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	0	0
		Tax Adjustment
		0
2026 Assessed	MBOR	S.E.V.
0	0	0
		Capped
		->Taxable<-
		0
		PRE/MBT
		0

009-006-002-00	2026 Est. T.C.V.	STATE OF MICHIGAN
Property Class: 402		X W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 6 T22N R8W NW FRL 1/4 & W FRL 1/2 OF SW 1/4. 260.71 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 121 - 300@	\$3800	260.21	Acres		3800	100		988,798
		260.21	Total Acres				Total Est. Land Value =	988,798

2026 Est. T.C.V. 009-006-002-00

= 0

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	0	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-006-003-00	2026 Est. T.C.V.	JEWELL ROBERT L & JEWELL HAROLD J
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 6 T22N R8W E 1/2 OF SW 1/4. 80 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia INFERIOR@	\$1400	70.00	Acres	1400	100			98,000
Residentia PARTOF>800@	\$3800	10.00	Acres	3800	100			38,000
		80.00	Total Acres				Total Est. Land Value =	136,000

2026 Est. T.C.V. 009-006-003-00 = 136,000

Est. TCV/Total Floor Area = 109.50

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
67,500	67,500	67,500	32,447	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	876	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
68,000	68,000	68,000	33,323	33,323	0	

009-006-004-00	2026 Est. T.C.V.	STATE OF MICHIGAN
Property Class: 402		
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 6 T22N R8W N 1/2 OF SE 1/4. 80 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 121 - 300@	\$3800	80.00	Acres		3800	100		304,000
		80.00	Total Acres				Total Est. Land Value =	304,000

2026 Est. T.C.V. 009-006-004-00							=	0
Est. TCV/Total Floor Area = 0.00								
2025 Assessed		MBOR		S.E.V.		Base for Cap		IRM
0		0		0		0		2.70
2026	New	Eq. Adjustment		Loss		Additions		Tax Adjustment
0		0		0		0		0
2026 Assessed		MBOR		S.E.V.		Capped	->Taxable<-	PRE/MBT
0		0		0		0		0

009-006-005-00	2026 Est. T.C.V.	PINGEL KELLY A
Property Class: 401		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 6 T22N R8W S 1/2 OF SE 1/4 EXC S 200 FT OF SW 1/4 OF SE 1/4. 73.9394A

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia INFERIOR@	\$1400	63.94 Acres	1400	100				89,516
Residentia 66 - 120	\$3800	10.00 Acres	3800	100				38,000
		73.94 Total Acres					Total Est. Land Value =	127,516

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.37	144	50	1,538
				Total Estimated Land Improvements True Cash Value = 1,538

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 0

(11) Heating System: Forced Warm Air

Ground Area = 696 SF Floor Area = 696 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	696		
Expando			72		
			Total:	43,225	15,129

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	144	1,607	562

Plumbing

Average Fixture(s)	1	783	274

Water/Sewer

1000 Gal Septic	1	4,109	1,438
Water Well, 100 Feet	1	5,150	1,802

Deck

Pine	72	1,575	551
Pine	16	550	192

Built-Ins

Appliance Allow.	1	1,607	562

Totals: 58,606 20,510

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 19,279

2026 Est. T.C.V. 009-006-005-00 = 148,333

Est. TCV/Total Floor Area = 213.12, Most recent sale 06/28/1991 for 31,600

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
71,800	71,800	71,800	44,574	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,400	0	0	1,203	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
74,200	74,200	74,200	45,777	45,777	0	

009-007-001-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

CALVERT TODD R
11745 W ROUND LAKE RD
LAKE CITY, MI 49651

2015-01568 LAND SITUATED IN THE TOWNSHIP OF LAKE, COUNTY OF MISSAUKEE, MICHIGAN, DESCRIBED AS FOLLOWS: THAT PART OF THE SE 1/4 OF THE NW 1/4 & GOV'T LOT 2, LYING NW'LY OF A LINE, COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 7, TOWN 22 NORTH, RANGE 8 WEST, THENCE S00.54'12"E ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 7, A DISTANCE OF 1313.34 FEET; THENCE S89°17'32"W 180.34 FEET TO AT-IRON STAKE WHICH IS THE POINT OF BEGINNING; THENCE S35°32'40"W 1785.23 FEET TO AT-IRON STAKE ON THE SHORE OF ROUND LAKE; THENCE N33°46'53"W ALONG THE SHORE LINE 29.02 FEET; THENCE N36°24'23"W ALONG THE SHORELINE 120.44 FEET TO AT-IRON STAKE; THENCE N26°03'37 E 1475.66 FEET TO AT-IRON STAKE; THENCE N89.17'32"E 476.26 FEET TO THE POINT OF BEGINNING.

2013-00372 LAND SITUATED IN THE TOWNSHIP OF LAKE, COUNTY OF MISSAUKEE, STATE OF MICHIGAN COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 7, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, THENCE SOUTH 00° 54' 12" EAST ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 7, A DISTANCE OF 1313.34 FEET; THENCE SOUTH 89° 17' 32" WEST 180.34 FEET TO AT-IRON STAKE WHICH IS THE POINT OF BEGINNING; THENCE SOUTH 35° 32' 40" WEST 1785.23 FEET TO A T-IRON STAKE ON THE SHORE OF ROUND LAKE; THENCE NORTH 33° 46' 53" WEST ALONG THE SHORE LINE 29.02 FEET; THENCE NORTH 36° 24' 23" WEST ALONG THE SHORE LINE 120.44 FEET TO AT -IRON STAKE; THENCE NORTH 26° 03' 37" EAST 1475.66 FEET TO A T-IRON STAKE; THENCE NORTH 89° 17' 32" EAST 476.26 FEET TO THE POINT OF BEGINNING. SUBJECT TO A 66 FOOT WIDE COUNTY ROAD EASEMENT, THE CENTER LINE OF WHICH FOLLOWS THE CENTERLINE OF AN EXISTING GRAVEL TRAIL, MAINTAINED BY THE COUNTY, WHICH RUNS EASTERLY AND WESTERLY ACROSS THE ABOVE DESCRIBED PROPERTY. ALSO CROSSING PORTIONS OF BOTH PARCELS 8 AND 9 THERE IS A 66 FOOT WIDE PRIVATE EASEMENT FOR ROAD AND UTILITY PURPOSES, THE CENTER LINE OF WHICH FOLLOWS THE CENTER LINE OF AN EXISTING DIRT TRAIL WHICH RUNS NORTHERLY AND SOUTHERLY FROM THE EXISTING COUNTY ROAD TO THE PARCELS NORTH LINE. COMMONLY KNOWN AS: 11745 W. ROUND LAKE ROAD PARCEID: 009-007-001-00

FORMERLY DESCRIBED AS SEC 7 T22N R8W THAT PART OF SE 1/4 OF NW 1/4 & GOV'T LOT 2 LYING NW'LY OF A LINE COMM AT N 1/4 COR TH S 0 DEG 54'12" E 1313.34 FT & S 89 DEG 17'32" W 180.34 FT TO POB TH S 35 DEG 32'40" W 1785.23 FT TO SHORE OF ROUND LAKE & SE'LY OF A LINE COMM AT N 1/4 COR TH S 0 DEG 54'12" E 1313.34 FT & S 89 DEG 17'32" W 656.6 FT TO POB TH S 26 DEG 03'31" W 1475.66 FT TO SHORE OF ROUND LAKE. 10.10A.

Land Value Estimates for Land Table 4086.4086 ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 650/FF	149.00	2952.72	1.0000	1.3109	650	100		126,957
149 Actual Front Feet, 10.10 Total Acres							Total Est. Land Value =	126,957

Land Improvement Cost Estimates

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

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1176 SF Floor Area = 1176 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,176		
			Total:	183,943	147,155

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138

Parcel Number: 009-007-001-00

Page: 2

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 100 Feet	1	5,734	4,587

Deck

Pine w/Roof (Deck Portion)	100	1,964	1,571
Pine w/Roof (Roof portion)	100	1,792	1,434
Treated Wood	448	6,765	5,412

Garages

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

Base Cost	672	26,665	21,332
Common Wall: 1 Wall	1	-2,589	-2,071
Door Opener	1	527	422

Built-Ins

Appliance Allow.	1	2,713	2,170

Fireplaces

Wood Stove	1	2,503	2,002

Totals: 236,128 188,903

Notes:

ECF (4086 ROUND LAKE) 1.700 => TCV: 321,135

2026 Est. T.C.V. 009-007-001-00 = 450,467

Est. TCV/Total Floor Area = 383.05, Most recent sale 04/24/2015 for 224,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
183,000	183,000	183,000	135,406	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	42,200	0	0	3,655	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
225,200	225,200	225,200	139,061	139,061	0	

009-007-001-40	2026 Est. T.C.V.	BEILHARZ MATTHEW A &
Property Class: 401		11725 W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 7 T22N R8W COMM AT N 1/4 COR TH S 0 DEG 54'12" E 1313.34 FT TO POB TH N 89 DEG 17'32" E 171.09 FT, TH S 0 DEG 54'12" E 62.11 FT TH S 40 DEG 42'36" W 2003.96 FT, TH N 33 DEG 46'53" W 149.46 FT, TH N 35 DEG 32'40" E 1785.23 FT, TH N 89 DEG 17'32" E 180.34 FT TO POB. 10.14A.

Land Value Estimates for Land Table 4086.4086 ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 650/FF	149.00	2964.42	1.0000	1.3122	650	100	LOCATION	127,082
149 Actual Front Feet, 10.14 Total Acres					Total Est.		Land Value =	127,082

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	10.25	605	94	5,829
Wood Frame	35.42	127	94	4,228
Total Estimated Land Improvements			True Cash Value =	10,057

Cost Est. for Res. Bldg: 1 Mobile Home 1S Cls Good Blt 2010

(11) Heating System: Wall Furnace

Ground Area = 374 SF Floor Area = 374 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Hardboard	Comp.Shingle	374		
			Total:	39,848	30,284

Other Additions/Adjustments

Skirting, Metal or Vinyl, Sim. St/Brk	92	2,003	1,522
Plumbing			
Average Fixture(s)	1	1,293	983
Water/Sewer			
1000 Gal Septic	1	5,433	4,129
Water Well, 50 Feet	1	3,351	2,547
Porches			
WCP (1 Story)	118	6,188	4,703
Deck			
Treated Wood	63	2,051	1,559
Treated Wood	20	947	720
Built-Ins			
Appliance Allow.	1	3,899	2,963
Totals:		65,013	49,410

Notes:

ECF (4086 ROUND LAKE) 1.000 => TCV: 49,410

2026 Est. T.C.V. 009-007-001-40 = 186,549

Est. TCV/Total Floor Area = 498.79

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
71,900	71,900	71,900	47,786	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	21,400	0	0	1,290	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
93,300	93,300	93,300	49,076	49,076	0	

009-007-001-60	2026 Est. T.C.V.	HAMMACK EDWARD C & ALICE J
Property Class: 401		11749 W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 7 T22N R8W COMM AT N 1/4 COR TH S 0 DEG 54'12" E 1313.34 FT TH S 89 DEG 17'32" W 656.6 FT, TH S 26 DEG 03'37" W 1475.66 FT TH N36 DEG 24'23" W 14.84 FT, TH N 41 DEG 21'53" W 134.62 FT, N 42 DEG 38'37" E 80.52 FT, N 04 DEG 02'15" E 1148.73 FT, N 89 DEG 17'32" E 610.68 FT TO POB. 10.10A.

Land Value Estimates for Land Table 4086.4086 ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 650/FF	149.00	2952.72	1.0000	1.3109	650	100		126,957
149 Actual Front Feet, 10.10 Total Acres	Total Est. Land Value =						126,957	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	320	50	1,307
Wood Frame	22.96	360	50	4,133
Wood Frame	26.71	150	50	2,003
Total Estimated Land Improvements True Cash Value =				7,443

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 10 Blt 2007

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1120 SF Floor Area = 1680 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Pine Logs	Basement	1,120		
			Total:	241,677	205,426

Other Additions/Adjustments

Recreation Room	1120	21,246	18,059
Exterior			
Stone Veneer	210	7,682	6,530
Basement, Outside Entrance, Below Grade	2	5,454	4,636
Plumbing			
Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806
Water/Sewer			
1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874
Porches			
WCP (1 Story)	320	11,066	9,406
CCP (1 Story)	96	2,851	2,423
WPP	128	3,661	3,112
CCP (1 Story)	144	4,126	3,507
Foundation: Shallow	144	-1,080	-918
Built-Ins			
Appliance Allow.	1	2,713	2,306
Totals:		315,719	268,362

Notes:

ECF (4086 ROUND LAKE) 1.700 => TCV: 456,215

2026 Est. T.C.V.	009-007-001-60	=	590,615
Est. TCV/Total Floor Area = 351.56			
2025 Assessed	MBOR	S.E.V.	Base for Cap
242,500	242,500	242,500	118,195
			IRM 2.70

Parcel Number: 009-007-001-60

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2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	52,800	0	0	3,191	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	295,300	295,300	295,300	121,386	121,386	0

009-007-001-80	2026 Est. T.C.V.	DOWLER DANNY L & ANNA M TRUST
Property Class: 401		11701 W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 7 T22N R8W COMM AT E 1/4 COR, TH S 89 DEG 33'45" W 2480.02 FT, TH N 0 DEG 54'12" W 778.25 FT TO POB, TH S 46 DEG 49'38" W 1718.62 FT TO THE SHORE OF ROUND LAKE, TH N 23 DEG 35'33" W 140.46 FT, N 33 DEG 46'53" W 9 FT, N 40 DEG 42'36" E 2003.96 FT, S 0 DEG 54'12" E 479.42 FT TO POB. 10.11A.

Land Value Estimates for Land Table 4086.4086 ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 650/FF	155.00	2841.24	0.9902	1.2983	650	100		129,520
155 Actual Front Feet, 10.11 Total Acres								Total Est. Land Value = 129,520

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	17.02	50	0	0
D/W/P: 4in Ren. Conc.	7.33	224	0	0
Wood Frame	28.69	80	97	2,226

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				4,651

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 1986

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1472 SF Floor Area = 1472 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,232		
1 Story	Siding	Crawl Space	240		
Total:				195,907	127,339

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 100 Feet	1	5,734	3,727

Porches

CCP (1 Story)	140	4,022	2,614
CCP (1 Story)	140	4,022	2,614
WGEP (1 Story)	224	17,331	11,265
WPP	16	831	540

Garages

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

Base Cost	864	38,586	25,081
Door Opener	2	1,054	685

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Direct-Vented Gas	1	2,963	1,926

Deck

Composite	278	5,360	3,484

Totals: 284,634 185,010

Notes: DOUBLE WIDE

Parcel Number: 009-007-001-80

Page: 2

ECF (4086 ROUND LAKE) 1.000 => TCV: 185,010

Cost Est. for Res. Bldg: 2 Single Family 1S Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 440 SF Floor Area = 440 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	440		
			Total:	57,335	34,401

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,185	711	

Built-Ins					
Appliance Allow.		1	1,897	1,138	

Totals:	60,417	36,250

Notes:

ECF (4086 ROUND LAKE) 1.700 => TCV: 61,625

2026 Est. T.C.V. 009-007-001-80 = 380,806

Est. TCV/Total Floor Area = 199.17

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
148,200	148,200	148,200	82,282	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	42,200	0	0	2,221	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
190,400	190,400	190,400	84,503	84,503	84,503	

009-007-002-00	2026 Est. T.C.V.	GRASMAN RUSSELL G
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 7 T22N R8W (0*1999) BEG AT S 1/4 COR SEC 6 TH N 89 DEG 13' 49"E 661.65 FT, S 0 DEG 57'54"E 914.80 FT, S 04 DEG19'28"E 1353.19 FT, S 62 DEG 02'58"W 43.74 FT, S 75 DEG 13'20"W 205.10 FT, S 74 DEG 48'32"W 140.94 FT, S61 DEG 13'22"W 220.78 FT, N 0 DEG 56'53"W 1161.47 FT, S 89 DEG 14'51"W 171.94 FT N 0 DEG 56'04"W 1312.27 FT TO POB. 33.11A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3800	33.11 Acres	3800	100				125,818
		33.11 Total Acres			Total Est.	Land Value =		125,818

2026 Est. T.C.V. 009-007-002-00	=	125,818

Est. TCV/Total Floor Area = 65.80

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
61,300	61,300	61,300	33,872	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,600	0	0	914	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
62,900	62,900	62,900	34,786	34,786	0	

009-007-002-40	2026 Est. T.C.V.	BEILHARZ MATTHEW A &
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 7 T22N R8W BEG S 0 DEG 54'12" E 660.08 FT FROM N 1/4 COR TH S 0 DEG 54'12" E 653.26 FT, S 89 DEG 17'32" W 1267.28 FT N 04 DEG 02' 15" E 658.31 FT, N 89 DEG 25'10" E 1210.3 FT TO POB. 18.62A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$5000	18.62	Acres	5000	100		93,100
			18.62	Total Acres			Total Est. Land Value =	93,100

2026 Est. T.C.V. 009-007-002-40	=	93,100
Est. TCV/Total Floor Area = 48.69		

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
34,400	34,400	34,400	9,848	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	12,200	0	0	265	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
46,600	46,600	46,600	10,113	10,113	0	

009-007-002-55	2026 Est. T.C.V.	JEWELL ROBERT L & JEWELL HAROLD J
Property Class: 401		11722 W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 7 T22N R8W N 660 FT OF NE1/4 OF NW1/4. 20A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$5000	20.00	Acres	5000	100		100,000
			20.00	Total Acres			Total Est. Land Value =	100,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	15.91	96	50	763
Metal Prefab	15.91	96	50	763
				Total Estimated Land Improvements True Cash Value = 1,526

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

(11) Heating System: Wall/Floor Furnace

Ground Area = 1000 SF Floor Area = 1000 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	520		
1 Story	Siding	Crawl Space	480		
			Total:	118,000	82,600

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	829

Water/Sewer

1000 Gal Septic	1	4,386	3,070

Water Well, 50 Feet	1	3,344	2,341

Porches

WGEP (1 Story)	144	11,789	8,252

WGEP (1 Story)	80	8,023	5,616

Deck

Treated Wood	48	1,628	1,140

w/Roof (Roof portion)	160	2,486	1,740

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	960	20,966	14,676

No Concrete Floor	960	-5,750	-4,025

Built-Ins

Appliance Allow.	1	1,897	1,328

Breezeways

Frame Wall	40	1,862	1,303

Totals:	169,816	118,870

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 146,210

2026 Est. T.C.V. 009-007-002-55	=	247,736

Est. TCV/Total Floor Area = 247.74

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
100,200	100,200	100,200	49,210	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	23,700	0	1,328	0		

Parcel Number: 009-007-002-55

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
123,900	123,900	123,900	50,538	50,538	0

009-007-002-65	2026 Est. T.C.V.	WEBSTER BARRY
Property Class: 401		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 7 T22N R8W W 230 FT OF NW FRL 1/4 OF NW FRL 1/4 & W230 FT OF GOV'T LOT 1.
11.19A.

Land Value Estimates for Land Table 4086.4086 ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 650/FF	225.00	2166.38	0.90	21.2132	650	100		160,059
225 Actual Front Feet, 11.19 Total Acres								160,059
Total Est. Land Value =								160,059

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	31.15	64	71	1,416
Total Estimated Land Improvements True Cash Value =				1,416

Cost Est. for Res. Bldg: 1 Single Family LOG Cls CD Blt 1937

(11) Heating System: Space Heater

Ground Area = 700 SF Floor Area = 700 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Crawl Space	700		
Total:				90,417	49,728

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	652

Water/Sewer

1000 Gal Septic	1	4,386	2,412
Water Well, 50 Feet	1	3,344	1,839

Porches

CGEP (1 Story)	224	12,629	6,946

Built-Ins

Appliance Allow.	1	1,897	1,043

Totals: 113,858 62,620

Notes:

ECF (4086 ROUND LAKE) 1.700 => TCV: 106,454

2026 Est. T.C.V. 009-007-002-65 = 267,929

Est. TCV/Total Floor Area = 382.76

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
105,800	105,800	105,800	48,571	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	28,200	0	1,311	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
134,000	134,000	134,000	49,882	49,882	0	

009-007-002-85 2026 Est. T.C.V. FILE ROBERT S & VICKI S
 Property Class: 401 11871 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 7 T22N R8W BEG N 89 DEG 25'10" E 663.78 FT FROM NW COR OF NW 1/4 OF NW 1/4
 TH N 89 DEG 25'10" E 207.26 FT S 0 DEG 15'42" W 2181.25 FT TO SHORE OF ROUND
 LAKE, N 64 DEG 24'43" W 71.47 FT, N 76 DEG 52'37" W 138.54 FT, N 0 DEG 3'25" E
 2116.81 FT TO POB. 10.01A.

Land Value Estimates for Land Table 4086.4086 ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 650/FF	210.00	2076.36	0.9178	1.2004	650	100		150,383
210 Actual Front Feet, 10.01 Total Acres							Total Est. Land Value =	150,383

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	1315	50	4,576
Wood Frame	26.96	144	50	1,941
Wood Frame	39.19	36	50	705
Total Estimated Land Improvements				7,222

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 10 Blt 1941

(11) Heating System: Forced Heat & Cool
 Ground Area = 2301 SF Floor Area = 3185 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Crawl Space	1,417		
2 Story	Siding	Crawl Space	884		
		Total:		428,392	278,432

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 100 Feet	1	5,734	3,727

Porches

CCP (1 Story)	272	7,159	4,653
CCP (1 Story)	84	2,536	1,648

Garages

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

Base Cost	979	35,068	22,794
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	2	1,054	685

Built-Ins

Appliance Allow.	1	2,713	1,763

Totals: 490,656 318,902

Notes:

ECF (4086 ROUND LAKE) 1.700 => TCV: 542,133

2026 Est. T.C.V. 009-007-002-85 = 699,738

Est. TCV/Total Floor Area = 219.70, Most recent sale 08/03/2007 for 125,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
284,700	284,700	284,700	178,352	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	65,200	0	4,815	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

349,900

349,900

349,900

183,167

183,167

183,167

009-007-002-90	2026 Est. T.C.V.	FILE SUSAN & MAKAR DIANE
Property Class: 401		11817 W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 7 T22N R8W BEG N 89 DEG 25' 10" E 871.04 FT E OF NWCOR OF NW FRL 1/4 OF NW FRL 1/4, TH N 89 DEG 25' 10" E 207.66 FT, S 0 DEG 52' 54" W 2286.57 FT TO SHORE OF ROUND LAKE, N 56 DEG 17' 17" W 99.56 FT, N 64 DEG 24' 43" W 110.45 FT, N 0 DEG 15' 42" E 2181.25 FT TO POB. 10.01 A.

Land Value Estimates for Land Table 4086.4086 ROUND LAKE

* Factors *

Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
GROUP A 650/FF	210.00	2076.36	0.9178	1.2004	650	100	150,383
210 Actual Front Feet, 10.01 Total Acres							Total Est. Land Value = 150,383

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1217	50	4,004
Wood Frame	26.96	144	50	1,941
Total Estimated Land Improvements True Cash Value =				5,945

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 5 Blt 1939

(11) Heating System: Forced Heat & Cool
 Ground Area = 2410 SF Floor Area = 2410 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Crawl Space	594		
1 Story	Pine Logs	Crawl Space	1,816		
Total:				327,386	294,620

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,280
3 Fixture Bath	1	4,478	4,030
2 Fixture Bath	1	2,996	2,696

Water/Sewer

1000 Gal Septic	1	4,689	4,220
Water Well, 50 Feet	1	3,344	3,010

Porches

CCP (1 Story)	580	14,865	13,378
CCP (1 Story)	147	4,203	3,783

Built-Ins

Appliance Allow.	1	2,713	2,442

Local Cost Items

GENERATOR	1	1	1	*100% Good

Totals: 366,097 329,460

Notes:

ECF (4086 ROUND LAKE) 1.700 => TCV: 560,082

2026 Est. T.C.V. 009-007-002-90 = 716,410

Est. TCV/Total Floor Area = 297.27

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
282,400	249,291	249,291	189,606	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	108,909	0	5,119	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
358,200	358,200	358,200	194,725	194,725	0

009-007-003-00	2026 Est. T.C.V.	BURNS THOMAS & EVELYN L
Property Class: 401		11903 W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 7 T22N R8W BEG AT NW COR SEC 7 TH N 89 DEG 25'10" E 446.99 FT TO POB, TH N 89 DEG 25'10" E 216.79 FT, S 0 DEG 03'25" W 2116.81 FT TO SHORE OF ROUND LAKE, TH SW'LY ALG SHORE TO A PT WHICH LIES S 0 DEG 27'02" E OF POB, TH N 0 DEG 27'01" W TO POB. 10.01A.

Land Value Estimates for Land Table 4086.4086 ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 650/FF	200.00	2180.18	0.9290	1.2151	650	100		146,759
200 Actual Front Feet, 10.01 Total Acres							Total Est. Land Value =	146,759

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	260	0	0
Wood Frame	28.80	100	95	2,736
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements				3,686
True Cash Value =				3,686

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C Blt 1943

(11) Heating System: Forced Air w/o Ducts
 Ground Area = 1446 SF Floor Area = 1446 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Piers	631		
1 Story	Siding	Crawl Space	815		
		Total:		191,629	124,559

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174

Porches

WCP (1 Story)	69	4,098	2,664

Deck

Treated Wood	400	6,284	4,085

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Wood Stove	1	2,503	1,627

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	1536	32,548	21,156

Class: C Exterior: Pole (Unfinished)

Base Cost	2112	49,949	32,467

Totals:	299,179	194,467

Notes:

ECF (4086 ROUND LAKE) 1.700 => TCV: 330,594

2026 Est. T.C.V. 009-007-003-00

= 481,039

Parcel Number: 009-007-003-00

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Est. TCV/Total Floor Area = 332.67

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
198,600	198,600	198,600	83,443	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	41,900	0	0	2,252	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
240,500	240,500	240,500	85,695	85,695	0	

009-007-003-50	2026 Est. T.C.V.	SCOTT BARRY & BETH MILLARD
Property Class: 401		11939 W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 7 T22N R8W BEG AT NW COR SEC 7 TH N 89 DEG 25'10" E230 FT TO POB, TH N 89 DEG 25'10" E 216.99 FT, S 0 DEG 27'02" E 2094.32 FT TO SHORE OF ROUND LAKE, N 87 DEG 29'02" W ALG SHORE 9.65 FT, S 77 DEG 01'43" W 190.36 FT, N 01 DEG 01'41" W 2134.71 FT TO POB. 10.01A.

Land Value Estimates for Land Table 4086.4086 ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 650/FF	200.00	2180.18	0.9290	1.2151	650	100		146,759
200 Actual Front Feet, 10.01 Total Acres							Total Est. Land Value =	146,759

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	676	0	0
D/W/P: 4in Concrete	6.96	221	0	0
D/W/P: Brick on Sand	18.00	460	0	0
D/W/P: 4in Ren. Conc.	8.17	993	0	0
Wood Frame	32.26	80	50	1,290

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	1	100	10,000
Total Estimated Land Improvements				11,290

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

(11) Heating System: Wall/Floor Furnace
 Ground Area = 660 SF Floor Area = 660 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	660		
			Total:	80,777	56,544

Other Additions/Adjustments

Porches

CCP (1 Story)	30	962	673

Deck

Treated Wood	234	4,327	3,029

Totals:	86,066	60,246

Notes: 2ND (ORIGINAL) HOUSE & GARAGE

ECF (4086 ROUND LAKE) 1.700 => TCV: 102,418

Cost Est. for Res. Bldg: 2 Single Family 1S Cls C 10 Blt 2013

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1408 SF Floor Area = 1408 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,408		
			Total:	242,342	213,250

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	2,400

Plumbing

Average Fixture(s)	1	1,422	1,251

Parcel Number: 009-007-003-50

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Water/Sewer

1000 Gal Septic	1	4,689	4,126
Water Well, 100 Feet	1	5,734	5,046

Porches

WPP	472	8,392	7,385
Foundation: Shallow	472	-2,053	-1,807
WCP (1 Story)	484	16,669	14,669
CCP (1 Story)	128	3,709	3,264
Foundation: Shallow	128	-1,009	-888
CCP (1 Story)	48	1,531	1,347
Foundation: Shallow	48	-596	-524

Garages

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

Base Cost	575	28,739	25,290
Door Opener	1	527	464

Class: C Exterior: Pole (Unfinished)

Base Cost	1080	25,542	22,477

Built-Ins

Appliance Allow.	1	2,713	2,387

Breezeways

Frame Wall	104	7,020	6,178

Local Cost Items

GENERATOR	1	1	1	*100% Good

Totals: 348,099 306,316

Notes:

ECF (4086 ROUND LAKE) 1.700 => TCV: 520,737

Cost Est. for Res. Bldg: 3 Single Family GRG Cls C Blt 2017

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92

Building Areas

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

Plumbing

3 Fixture Bath	1	-4,478	-4,120

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	2	1,054	970
Base Cost	2112	49,949	45,953

Totals: 46,525 42,803

Notes: NORTH OF 2 TRACK EASEMENT

ECF (4086 ROUND LAKE) 1.300 => TCV: 55,644

2026 Est. T.C.V. 009-007-003-50 = 836,848

Est. TCV/Total Floor Area = 404.67

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
351,600	351,600	351,600	212,430	2.70		
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	66,800	0	0	5,735	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
418,400	418,400	418,400	218,165	218,165	218,165	

009-007-003-90	2026 Est. T.C.V.	PARFITT CHRIS & HEATLIE CLAUDIA P &
Property Class: 401		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 7 T22N R8W THAT PART OF NW FRL 1/4 OF NW FRL 1/4 & GOV'T LOT 1 LYING E'LY OF A LINE BEG 1078.7 FT E OF NW COR, TH S 0 DEG 52'54"W 2286.57 FT TO SHORE OF ROUND LAKE & W'LY OF A LINE BEG 1199.07 FT FROM NW COR TH S 02 DEG 16'04"E 2333.98 FT, TH S 43 DEG 15'37"W TO SHORE OF ROUND LAKE. APP 10.01A.

Land Value Estimates for Land Table 4086.4086 ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 650/FF	200.00	2180.18	0.9290	1.2151	650	100		146,759
200 Actual Front Feet, 10.01 Total Acres	Total Est. Land Value =						146,759	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.98	144	71	2,452
Total Estimated Land Improvements True Cash Value =				2,452

Cost Est. for Res. Bldg: 1 Single Family LOG Cls CD Blt 1939

(11) Heating System: Wall/Floor Furnace
 Ground Area = 672 SF Floor Area = 672 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Slab	672		
Total:				84,829	50,896

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Water/Sewer

1000 Gal Septic	1	4,386	2,632
Water Well, 100 Feet	1	5,415	3,249

Deck

Treated Wood	200	3,888	2,333
Treated Wood	96	2,355	1,413

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Exterior 1 Story	1	5,597	3,358

Totals: 109,552 65,730

Notes:

ECF (4086 ROUND LAKE) 1.700 => TCV: 111,741

2026 Est. T.C.V. 009-007-003-90 = 260,952

Est. TCV/Total Floor Area = 388.32

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
104,400	104,400	104,400	43,006	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	26,100	0	1,161	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
130,500	130,500	130,500	44,167	44,167	0	

009-007-003-95	2026 Est. T.C.V.	PARFITT CHRIS & HEATLIE CLAUDIA P &
Property Class: 401		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 7 T22N R8W BEG N 89 DEG 25'10"E 1199.07 FT FROM NW COR OF SEC 7, TH N 89 DEG 25'10"E 180.38 FT, S 0 DEG 04'15"W 660 FT, N 89 DEG 25'10"E 125 FT, S 04 DEG 02'15"W 1807.04 FTS 42 DEG 38'37"W 80.52 FT TO SHORE OF ROUND LAKE, N 46 DEG 44'23"W ALG SHORE 150 FT, N 43 DEG 15'37"E 115 FT, N 02 DEG 16'04"W 2333.98 FT TO POB. 10.15A.

Land Value Estimates for Land Table 4086.4086 ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 650/FF	200.00	2210.67	0.9290	1.2194	650	100		147,270
200 Actual Front Feet, 10.15 Total Acres					Total Est. Land Value =			147,270

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	120	95	702
Total Estimated Land Improvements True Cash Value =				702

Cost Est. for Res. Bldg: 1 Single Family LOG Cls CD Blt 1938

(11) Heating System: Wall/Floor Furnace
 Ground Area = 240 SF Floor Area = 240 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Slab	240		
			Total:	22,366	12,490

Other Additions/Adjustments

Built-Ins

Appliance Allow.	1	1,897	1,138

Totals:	24,263	14,557

Notes:

ECF (4086 ROUND LAKE) 1.700 => TCV: 24,747

2026 Est. T.C.V. 009-007-003-95 = 172,719

Est. TCV/Total Floor Area = 719.66, Most recent sale 01/29/2016 for 55,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
67,300	67,300	67,300	51,263	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	19,100	0	1,384	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
86,400	86,400	86,400	52,647	52,647	0	

009-007-004-00	2026 Est. T.C.V.	WANNER EDWARD & EDITH &
Property Class: 401		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 7 T22N R8W (0*1999) THAT PART OF GOV'T LOT 2 LYING S'LY OF S LINE PCL 13
 RECORDED IN LIBER S-3 PP 172& 173 & N OF A LINE BEG N 0 DEG 56'48"W 1455.3 FT
 FROM S 1/4 COR TH N 73 DEG 19'17"W 1057.41 FT TO SHORE OF ROUND LAKE. 10.08A.

Land Value Estimates for Land Table 4086.4086 ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 650/FF	190.00	2310.97	0.94	101.23	30	100		143,293
190 Actual Front Feet, 10.08 Total Acres						Total Est. Land Value =		143,293

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1956

(11) Heating System: Space Heater
 Ground Area = 660 SF Floor Area = 660 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	660		
			Total:	83,213	49,928

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Water/Sewer

1000 Gal Septic	1	4,386	2,632
Water Well, 50 Feet	1	3,344	2,006

Porches

CGEP (1 Story)	160	9,939	5,963
CGEP (1 Story)	160	9,939	5,963

Built-Ins

Appliance Allow.	1	1,897	1,138

Totals: 113,903 68,341

Notes:

ECF (4086 ROUND LAKE) 1.700 => TCV: 116,180

2026 Est. T.C.V. 009-007-004-00 = 259,473

Est. TCV/Total Floor Area = 393.14

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
102,300	102,300	102,300	71,741	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	27,400	0	0	1,937	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
129,700	129,700	129,700	73,678	73,678	0	

009-007-004-15	2026 Est. T.C.V.	GRASMAN RUSSELL G
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 7 T22N R8W (0*1999) BEG S 0 DEG 11'03"W 282.65 FT FROM S 1/4COR SEC 7 TH N
 84 DEG 36'56"W 986.16 FT, N 67 DEG 30'23"W 232.62 FT, N 70 DEG 02' 02"W 136.76 FT
 N 0 DEG 02'53"E 131.84 FT, N 61 DEG 06'34"E 117.3 FT, N 54 DEG 52'27"E 86.81 FT
 N 38 DEG 39'53"E 127.72 FT, N 26 DEG 38'44"W 150.31 FT, N 23 DEG 15'08"W 67.72
 FT, S 86 DEG 34' 23"E 1162.02 FT, S 0 DEG 56'48"E 410.94 FT TO POB. 19.42A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors * 433' X APROX 1953'

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29 @\$5000	19.42 Acres	5000	100				97,100
		19.42 Total Acres			Total Est.	Land Value =		97,100

2026 Est. T.C.V. 009-007-004-15	=	97,100

Est. TCV/Total Floor Area = 147.12

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
35,900	35,900	35,900	20,914	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,700	0	0	564	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,600	48,600	48,600	21,478	21,478	0	

009-007-004-30	2026 Est. T.C.V.	LOONEY SELWYN & DIANA
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 7 T22N R8W (0*1999) BEG N 0 DEG 56'48"W 410.94 FT FROM S 1/4COR TH N 86 DEG 34'23"W 1162.02 FT, N 23DEG 15'08"W 72.15 FT, N 21 DEG 23'52"W 151.9 FT, N 0 DEG 51'59"E 98.49 FT, N 20DEG 59'38"E 60.78 FT, N 24 DEG 04'49"E 213.76 FT, S 77 DEG 57'57"E 1152.29 FT, S 0 DEG 56'48"E 387.36 FT TO POB. 13.18A

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors * 559'X AVG 1027'

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>20@\$3800		13.18 Acres			3800	100		50,084
		13.18 Total Acres					Total Est. Land Value =	50,084

2026 Est. T.C.V. 009-007-004-30 = 50,084

Est. TCV/Total Floor Area = 75.88, Most recent sale 06/01/1999 for 35,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
24,400	24,400	24,400	23,094	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	600	0	623	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,000	25,000	25,000	23,717	23,717	0	

009-007-004-45	2026 Est. T.C.V.	WANNER ED & BETHEL FM CHURCH
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 7 T22N R8W (0*1999) BEG N 0 DEG 56'48"W 798.3 FT FROM S 1/4 COR TH N 77 DEG 57'57"W 1152.29 FT, N 24 DEG 20'23"E 193.44 FT, N 43 DEG 27'26"W 49.03 FT, N 25 DEG 46'41"E 66.83 FT, N 8 DEG 23'46"E 87.56 FT, S 75 DEG 43'25"E 1066.50 FT, S 0 DEG 56'48"E 335.94 FT TO POB. 8.75A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors * 369' X 1032'

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>20@\$3800		8.75 Acres			3800	100		33,250
		8.75 Total Acres					Total Est. Land Value =	33,250

2026 Est. T.C.V. 009-007-004-45 = 33,250

Est. TCV/Total Floor Area = 50.38

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
16,200	16,200	16,200	15,361	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	400	0	0	414	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,600	16,600	16,600	15,775	15,775	0	

009-007-004-60	2026 Est. T.C.V.	WANNER ED & BETHEL FM CHURCH
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 7 T22N R8W (0*1999) BEG N 0 DEG 56'48"W 1134.24 FT FROM S 1/4 COR TH N 75
 DEG 43'25"W 1066.5 FT, N05 DEG 20'05"W 98.21 FT, N 05 DEG 54'23" E 102.42 FT, N
 04 DEG 55'06"E 162.43 FT,S 73 DEG 19'17"E 1057.41 FT, S 0 DEG 56'48"E 321.06 FT
 TO POB. 8.1A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors * 363' X 971'

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		8.10 Acres			5600	100		45,360
		8.10 Total Acres					Total Est. Land Value =	45,360

2026 Est. T.C.V. 009-007-004-60 = 45,360

Est. TCV/Total Floor Area = 68.73

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
20,300	20,300	20,300	20,300	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,400	0	548	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
22,700	22,700	22,700	20,848	20,848	0	

009-007-004-70	2026 Est. T.C.V.	FREEMAN JACK & LINDA FAMILY TRUST
Property Class: 401		11659 W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 7 T21N R8W PCL 13 RECORDED IN LIBER S-3 PP 172 & 173. 10.2A.

SPLIT FROM 004 FOR 94

Land Value Estimates for Land Table 4086.4086 ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 650/FF	150.00	2962.08	0.9983	1.3119	650	100		127,696
150 Actual Front Feet, 10.20 Total Acres							Total Est. Land Value =	127,696

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	15.58	192	50	1,495
D/W/P: 4in Ren. Conc.	8.17	1200	50	4,902
Total Estimated Land Improvements			True Cash Value =	6,397

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C -5 Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = 1248 SF Floor Area = 1716 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	624		
1 Story	Siding	Basement	624		
			Total:	227,938	182,363

Other Additions/Adjustments

Recreation Room	624	11,837	5,918
Basement, Outside Entrance, Below Grade	1	2,727	2,182

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	2	8,956	7,165

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 100 Feet	1	5,734	4,587

Porches

WSEP (1 Story)	240	12,314	9,851
WPP	96	3,010	2,408

Garages

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

Basement Garage: 2 Car	1	3,863	3,090
Door Opener	1	527	422

Class: C Exterior: Pole (Unfinished)

Base Cost	1600	37,840	30,272

Built-Ins

Appliance Allow.	1	2,713	2,170

Totals: 323,570 255,317

Notes:

ECF (4086 ROUND LAKE) 1.700 => TCV: 434,039

2026 Est. T.C.V. 009-007-004-70 = 568,132

Est. TCV/Total Floor Area = 331.08, Most recent sale 03/01/1997 for 60,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
231,700	231,700	231,700	115,965	2.70

Parcel Number: 009-007-004-70

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	52,400	0	0	3,131	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	284,100	284,100	284,100	119,096	119,096	119,096

009-007-004-80	2026 Est. T.C.V.	BAUER MATTHEW J
Property Class: 401		11665 W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 7 T22N R8W BEG AT E 1/4 COR TH S 89 DEG 33'45" W 2480.02 FT TH N 0 DEG 54'12" W 250.94 FT TO POB.TH S 56 DEG 53'34" W 1443.56 FT TO SHORE OF ROUND LAKE TH N 19 DEG 21' 03" W ALONG SHORE 106.28 FT, TH N 23 DEG 35'33" W ALONG SHORE 43.18 FT TH N 46 DEG 49'38" E 1718.62 FT, TH S 0 DEG 54' 12" E 527.31 TO POB. 10.11A.

Land Value Estimates for Land Table 4086.4086 ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 650/FF	149.00	2952.72	1.0000	1.3109	650	100		126,957
149 Actual Front Feet, 10.10 Total Acres							Total Est. Land Value =	126,957

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	18.00	122	0	0
D/W/P: 4in Concrete	6.96	478	0	0
D/W/P: Patio Blocks	15.58	15	0	0
Wood Frame	24.96	192	50	2,396
Wood Frame	27.63	128	50	1,768

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				6,664

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1993

(11) Heating System: Forced Heat & Cool

Ground Area = 1168 SF Floor Area = 1168 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	728		
1 Story	Siding	Crawl Space	440		
			Total:	155,767	109,047

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 100 Feet	1	5,734	4,014

Porches

WGEP (1 Story)	200	15,958	11,171

Garages

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

Base Cost	704	27,548	19,284
Common Wall: 1/2 Wall	1	-1,294	-906
Door Opener	1	527	369

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

Base Cost	480	18,926	13,248

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

Base Cost	192	9,458	6,621

Built-Ins

Appliance Allow.	1	2,713	1,899

Totals:	241,448	169,024

Notes:

ECF (4086 ROUND LAKE) 1.700 => TCV: 287,341

Parcel Number: 009-007-004-80

Page: 2

2026 Est. T.C.V. 009-007-004-80 = 420,962
 Est. TCV/Total Floor Area = 360.41, Most recent sale 07/18/2024 for 345,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
172,500	172,500	172,500	172,500	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	38,000	0	0	4,657	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
210,500	210,500	210,500	177,157	177,157	177,157

009-007-007-00	2026 Est. T.C.V.	CORRION JULIAN L & RITA F
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 7 T22N R8W NE 1/4 OF NE 1/4. 40 A & SEC 7 T22N R8W SE 1/4 OF NE 1/4 LYING N
OF C/L OF ROUND LAKE ROAD. APP 38A.

2012 PARCEL 006-00 & 007-00 COMBINED

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3800	78.00	Acres	3800	100			296,400
		78.00	Total Acres				Total Est. Land Value =	296,400

2026 Est. T.C.V. 009-007-007-00 = 296,400

Est. TCV/Total Floor Area = 253.77

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
144,300	144,300	144,300	35,721	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	3,900	0	0	964	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
148,200	148,200	148,200	36,685	36,685	0	

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009-007-008-00
Property Class: 401
Map #:
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2026 Est. T.C.V.

LAKE TOWNSHIP

GRASMAN RUSSELL G
W ROUND LAKE RD
LAKE CITY, MI 49651

SEC 7 T22N R8W (0*1999) BEG N 89 DEG 13'49"E 661.65 FT FROM S 1/4 COR SEC 6 TH N
89 DEG 13'49"E 661.65FT, S 0 DEG 59'44"E 2276.90 FT, N 31 DEG 46'46"W .20 FT, N
67 DEG 01'25"W 300.07 FT, S 77 DEG 43'57"W 65.11 FT, S 69 FT 53'28"W 191.01 FT,
S 62 DEG 02'58"W 72.84 FT, N 4 DEG 19'28"W 1353.19 FT, N 0 DEG 57'54"W 914.80 FT
TO POB. 32.22A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia	PART OF	20 @	\$3800	32.22 Acres	3800	100		122,436
		32.22	Total Acres		Total Est.	Land Value =		122,436

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

(11) Heating System: Wall/Floor Furnace
Ground Area = 1152 SF Floor Area = 1152 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,152		
			Total:	152,553	122,042

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138

Water/Sewer

1000 Gal Septic	1	4,689	3,751

Water Well, 100 Feet	1	5,734	4,587

Porches

CCP (1 Story)	384	9,876	7,901

Built-Ins

Appliance Allow.	1	2,713	2,170

Totals: 176,987 141,589

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 174,154

2026 Est. T.C.V. 009-007-008-00 = 296,590

Est. TCV/Total Floor Area = 257.46

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	133,800	133,800	133,800	72,079	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	14,500	0	0	1,946	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	148,300	148,300	148,300	74,025	74,025	0	

009-007-009-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

POSHADLO ROBERT M & ALLISON F
11181 W ROUND LAKE RD
LAKE CITY, MI 49651

A PARCEL OF LAND SITUATED IN THE TOWNSHIP OF LAKE TOWNSHIP, MISSAUKEE COUNTY, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS; PART OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF SECTION 7, T22N, R8W, DESCRIBED AS FOLLOWS; COMMENCING AT THE EAST 1/4 OF SAID SECTION 7; THENCE S89.31'04"W, 662.81 (PREVIOUSLY RECORDED AS 663.08 FEET) ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 7 TO THE POINT OF BEGINNING; THENCE S00°57'45"E, 1321.81 FEET TO A POINT ON THE SOUTH 1/8 LINE OF SAID SECTION 7; THENCE S89°37'44"W, 1989.60 FEET ALONG SAID SOUTH 1/8 LINE TO A POINT ON THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 7; THENCE N00°56'45"W, 1317.94 FEET ALONG SAID NORTH-SOUTH 1/4 LINE TO THE CENTER 1/4 CORNER OF SAID SECTION 7; THENCE N89°31'04"E, 172.26 FEET ALONG SAID EAST-WEST 1/4 LINE; THENCE N00°56'53"W, 158.31 FEET TO A POINT ON THE CENTERLINE OF ROUND LAKE ROAD; THENCE N61°13'22"E, 220.78 FEET ALONG SAID CENTERLINE; THENCE 142.27 FEET ALONG A 300.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING AN INCLUDED ANGLE OF 27°10'18", AND THE LONG CHORD OF WHICH MEASURES N74°48'35"E, 140.94 FEET ALONG SAID CENTERLINE; THENCE 206.92 FEET ALONG A 450.00 FOOT RADIUS CURVE TO THE LEFT, HAVING AN INCLUDED ANGLE OF 26°20'45", AND THE LONG CHORD OF WHICH MEASURES N75°13'22"E, 205.10 FEET ALONG SAID CENTERLINE; THENCE N62°02'58"E, 38.71 FEET ALONG SAID CENTERLINE; THENCE S00°56'37"E, 245.24 FEET; THENCE N89°31'04"E, 313.69 FEET; THENCE N00°56'56"W, 358.62 FEET TO A POINT ON THE CENTERLINE OF ROUND LAKE ROAD; THENCE 319.86 FEET ALONG A 260.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING AN INCLUDED ANGLE OF 70°29'17", AND THE LONG CHORD OF WHICH MEASURES S67°01'23"E, 300.07 FEET ALONG SAID CENTERLINE; THENCE S31°46'46"E, 96.31 FEET ALONG SAID CENTERLINE; THENCE 279.03 FEET ALONG A 350.00 FOOT RADIUS CURVE TO THE LEFT, HAVING AN INCLUDED ANGLE OF 45°40'38", AND THE LONG CHORD OF WHICH MEASURES S54°37'05"E, 271.70 FEET ALONG SAID CENTERLINE; THENCE S77°12'27'24"E, 406.40 FEET ALONG SAID CENTERLINE; THENCE S00°57'45"E, 28.09 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 69.52 ACRES OF LAND, MORE OR LESS. SUBJECT TO RIGHT OF WAY FOR ROUND LAKE ROAD. ALSO SUBJECT TO AND TOGETHER WITH A 33 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES ADJACENT TO AND 33 FEET EASTERLY AND SOUTHERLY OF A LINE DESCRIBED AS FOLLOWS TO-WIT: COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 7, T22N, R8W; THENCE N00°56'48"W, 1317.95 FEET ALONG THE NORTH-SOUTH 1/4 LINE TO A POINT ON THE SOUTH 1/8 LINE AND THE POINT OF BEGINNING; THENCE N00°56'48" W, 1317.95 FEET ALONG SAID NORTH-SOUTH 1/4 LINE TO THE CENTER 1/4 CORNER OF SAID SECTION 7; THENCE N89°31'04"E, 172.26 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 7; THENCE N00°56'53"W, 158.31 FEET TO A POINT ON THE CENTERLINE OF ROUND LAKE ROAD AND THE POINT OF ENDING. ALSO SUBJECT TO EASEMENT OR RESTRICTIONS OF RECORD, IF ANY.

SPLIT 2 A ON 09/28/2012 INTO 009-007-009-30;

COMBINE ON 09/28/2012 WITH 009-007-009-07, 009-007-009-14, 009-007-009-21, 009-007-009-28 INTO 009-007-009-00;

SEC 7 T22N R8W (0*1999) BEG S 89 DEG 31'04"W 1989.21 FT FROM E 1/4 COR TH S 0 DEG 57'07"E 1319.23 FT, S89 DEG 37'44"W 663.2 FT, N 0 DEG 56'48"W 1317.95 FT, N 89 DEG 31'04"E 172.26 FT, N 0 DEG 56'53"W 158.31 FT, N 61 DEG 13' 22"E 220.78 FT N 74 DEG 48'32"E 140.94 FT, N 78 DEG 01'54"E 161.90 FT, S 0 DEG 57'07"E 330.09 FT TO POB. 23.05A.

Split/Comb. on 09/28/2012 completed 09/28/2012 TIM SPLIT 2 ACRE ;
Parent Parcel(s): 009-007-009-00;
Child Parcel(s): 009-007-009-30;

Split/Comb. on 09/28/2012 completed 09/28/2012 TIM COMBINE 5 PIN ;
Parent Parcel(s): 009-007-009-00, 009-007-009-07, 009-007-009-14, 009-007-009-21 009-007-009-28;
Child Parcel(s): 009-007-009-01;

Split/Comb. on 09/28/2012 completed 09/28/2012 TIM COMBINE 5 PIN ;

Parcel Number: 009-007-009-00

Page: 2

Parent Parcel(s): 009-007-009-00, 009-007-009-07, 009-007-009-14, 009-007-009-21
009-007-009-28;

Child Parcel(s): 009-007-009-01;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$3800	69.57 Acres	3800	100				264,366
69.57 Total Acres Total Est. Land Value =								264,366

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	239	50	876
D/W/P: 4in Concrete	6.47	1335	50	4,318
D/W/P: 4in Concrete	6.47	107	50	346
D/W/P: 4in Concrete	6.47	774	50	2,504
Total Estimated Land Improvements True Cash Value =				8,044

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 2013

(11) Heating System: Forced Air w/ Ducts , Wood Furnace Add-On

Ground Area = 1992 SF Floor Area = 1992 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,848		
1 Story	Siding	Slab	144		
Total:				224,661	202,194

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,293	2,064

Plumbing

Average Fixture(s)	1	1,185	1,066
3 Fixture Bath	1	3,721	3,349

Water/Sewer

1000 Gal Septic	1	4,386	3,947
Water Well, 100 Feet	1	5,415	4,873

Porches

CSEP (1 Story)	208	8,139	7,325
WPP	480	7,517	6,765

Garages

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

Base Cost	672	23,910	21,519
Common Wall: 1 Wall	1	-2,421	-2,179

Class: CD Exterior: Pole (Unfinished)

Base Cost	2410	51,068	45,961

Built-Ins

Appliance Allow.	1	1,897	1,707

Deck

w/Roof (Roof portion)	384	5,219	4,697

Local Cost Items

GENERATOR	1	1	1	*95% Good

Totals:	336,991	303,289

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 373,045

Parcel Number: 009-007-009-00

Page: 3

2026 Est. T.C.V. 009-007-009-00 = 645,455
 Est. TCV/Total Floor Area = 324.02, Most recent sale 07/30/2012 for 115,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
293,200	293,200	293,200	146,042	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	29,500	0	0	3,943	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
322,700	322,700	322,700	149,985	149,985	149,985

Water/Sewer

Parcel Number: 009-007-009-30

Page: 2

1000 Gal Septic	1	4,386	3,947
Water Well, 100 Feet	1	5,415	4,873
Porches			
CCP (1 Story)	209	5,244	4,720
Garages			
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	683	24,192	21,773
Common Wall: 1 Wall	1	-2,421	-2,179
Door Opener	1	468	421
Built-Ins			
Appliance Allow.	1	1,897	1,707
Totals:		256,582	230,922

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 284,034

2026 Est. T.C.V. 009-007-009-30				=	313,130	
Est. TCV/Total Floor Area = 167.99						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
133,500	133,500	133,500	61,814	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	23,100	0	0	1,668	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
156,600	156,600	156,600	63,482	63,482	63,482	

009-007-009-35	2026 Est. T.C.V.	LEZMAN PROPERTIES LLC
Property Class: 401		11095 W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 7 T22N R8W (0*1999) BEG S 89 DEG 31'04"W 331.54 FT FROM E 1/4 COR TH S 0 DEG 57'54"E 1322.45 FT, S89 DEG 37'44"W 331.6 FT, N 0 DEG 57'45"W 1349.9 FT, S 77 DEG 27'24"E 82.63 FT, S 83 DEG 44'23"E 43.78 FT, N 89 DEG 58'38"E 207.78 FT, S 0 DEG 57'54"E 2.66 FT TO POB. 10.12A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.12 Acres			5600	100		56,672
		10.12 Total Acres			Total Est.		Land Value =	56,672

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls D Blt 2000

(11) Heating System: Wall/Floor Furnace
 Ground Area = 512 SF Floor Area = 768 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Basement	512			
			Total:	93,459	74,767	
Other Additions/Adjustments						
	Basement, Outside Entrance, Below Grade		1	1,939	1,551	
Plumbing						
	Average Fixture(s)		1	988	790	
Water/Sewer						
	1000 Gal Septic		1	4,109	3,287	
Deck						
	Treated Wood		64	1,868	1,831	*98% Good
Built-Ins						
	Appliance Allow.		1	1,607	1,286	
Garages						
Class: C Exterior: Pole (Unfinished)						
	Base Cost		1200	28,380	22,704	
Local Cost Items						
	GENERATOR		1	1	1	*95% Good
			Totals:	132,351	106,217	

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 130,647

2026 Est. T.C.V. 009-007-009-35				=	187,319
Est. TCV/Total Floor Area = 243.90, Most recent sale 08/31/2020 for 149,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
81,200	81,200	81,200	59,507	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	12,500	0	0	1,606	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
93,700	93,700	93,700	61,113	61,113	0

009-007-009-42	2026 Est. T.C.V.	LEZMAN PROPERTIES LLC
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 7 T22N R8W (0*1999) BEG AT E 1/4 COR TH S 0 DEG 58'04"E 1323.09 FT, S 89 DEG 37'44"W 331.6 FT, N0 DEG 57'54"W 1325.11 FT, N 89 DEG 58' 36"E 331.57 FT TO POB. 10.08A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>800	3800	10.80	Acres	3800	100			41,040
		10.80	Total Acres				Total Est. Land Value =	41,040

2026 Est. T.C.V. 009-007-009-42 = 41,040

Est. TCV/Total Floor Area = 53.44, Most recent sale 08/31/2020 for 149,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
20,000	20,000	20,000	12,276	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	331	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,500	20,500	20,500	12,607	12,607	0	

009-007-009-50	2026 Est. T.C.V.	LEZMAN PROPERTIES LLC
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 7 T22N R8W S 1/2 OF SE 1/4. 80A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$3800	60.00	Acres	3800	100			228,000
Residentia INFERIOR@	\$1400	20.00	Acres	1400	100			28,000
		80.00	Total Acres				Total Est. Land Value =	256,000

2026 Est. T.C.V. 009-007-009-50 = 256,000

Est. TCV/Total Floor Area = 333.33, Most recent sale 10/15/2021 for 170,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
125,000	125,000	125,000	86,387	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	0	2,332	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
128,000	128,000	128,000	88,719	88,719	88,719	

009-007-010-00	2026 Est. T.C.V.	CARMER MATTHEW
Property Class: 402		S SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 7 T22N R8W (0*1999) BEG AT SW COR OF SEC 7 TH N 01DEG 19'20"W 286 FT, N 88 DEG 36'51"E 38.10 FT, S 27 DEG 10'34"E 94.77 FT, S 39 DEG 58'08"E 160.10 FT, N 38 DEG 42' 34"E 112.15 FT, S 49 DEG 34'53"E 39.89 FT, N 38 DEG 42'34" E 264.03 FT, S 47 DEG 17'35"E 35.49 FT, S 38 DEG 43'31"W 447.49 FT, S 89 DEG 47'46"W 80.72 FT, N 89D 18' 51" W TO W LINE SEC 18, N 0 DEG 57'07"W 24.66 FT TO POB.
1.39A.
PCL F

99 SPLIT FTO 010-35 & 010-70 FOR 00

Land Value Estimates for Land Table 4086.4086 ROUND LAKE

* Factors *				EASEMENT DIVIDES			
Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
GROUP A 650/FF	35.00	1729.95	1.0000	1.1469	650	100	26,091
35 Actual Front Feet, 1.39 Total Acres				Total Est. Land Value =			26,091

2026 Est. T.C.V. 009-007-010-00 = 26,091

Est. TCv/Total Floor Area = 33.97, Most recent sale 09/23/2024 for 30,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
9,900	9,900	9,900	9,900	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,100	0	267	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
13,000	13,000	13,000	10,167	10,167	10,167

009-007-010-35	2026 Est. T.C.V.	CARMER MATTHEW ERIC
Property Class: 402		S SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 7 T22N R8W (0*1999) BEG N 89 DEG 44'30"E 210.72 FT FROM SW COR SEC 7 TH N 38 DEG 43'31"E 413.37 FT, S 38 DEG 57'17"E 76.77 FT, S 45 DEG 56' 33"E 75.33 FT, S 38 DEG 43'31"W 288.83 FT, S 86 DEG 40'47"W 201.99 FT, N 38 DEG 43'31"E 34.12 FT TO POB. 1.27A.
PCL G

Land Value Estimates for Land Table 4086.4086 ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 650/FF	152.00	363.95	0.9950	0.7767	650	100		76,358
152 Actual Front Feet, 1.27 Total Acres							Total Est. Land Value =	76,358

2026 Est. T.C.V. 009-007-010-35 = 76,358

Est. TCV/Total Floor Area = 99.42, Most recent sale 06/13/2019 for 345,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
29,000	29,000	29,000	8,922	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	9,200	0	0	240	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,200	38,200	38,200	9,162	9,162	9,162	

009-007-010-70	2026 Est. T.C.V.	CARMER MATTHEW ERIC
Property Class: 401		1991 S SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 7 T22N R8W (0*1999) BEG N 89 DEG 44'30"E 403.69 FT FROM SW COR, N 38 DEG 43'31"E 268.6 FT, S 73 DEG 04'34"E 80.78 FT, S 66 DEG 37'59"E 77.78 FT, S 83 DEG 48'28"E 626.19 FT, S 0 DEG 02'53"W 131.84 FT, N 76 DEG 15'55"W 200.31 FT, S 89 DEG 44'30"W 601.23 FT, S83 DEG 57'W 134.09 FT, S 84 DEG 12'07"W 22.76 FT, N 38 DEG 43'31"E 20.23 FT TO POB. 2.85A.

99 SPLIT FROM 010-00 FOR 00

Land Value Estimates for Land Table 4086.4086 ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 650/FF	156.00	795.81	0.9886	0.9445	650	100		94,679
156 Actual Front Feet,	2.85	Total Acres			Total Est.		Land Value =	94,679

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	18.08	50	0	0
D/W/P: 4in Ren. Conc.	8.17	480	0	0

Residential Local Cost Land Improvements

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

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1616 SF Floor Area = 1816 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,616		
1 Story	Siding	Overhang	200		
		Total:		270,698	216,541

Other Additions/Adjustments

Recreation Room	1600	30,352	24,282
Basement, Outside Entrance, Below Grade	1	2,727	2,182

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582
2 Fixture Bath	1	2,996	2,397

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 100 Feet	1	5,734	4,587

Garages

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

Base Cost	816	36,932	29,546
Common Wall: 1 Wall	1	-2,589	-2,071
Door Opener	1	527	422

Class: C Exterior: Pole (Unfinished)

Base Cost	480	14,189	11,351

Built-Ins

Appliance Allow.	1	2,713	2,170

Fireplaces

Direct-Vented Gas	2	5,927	4,742

Porches

Parcel Number: 009-007-010-70

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WPP	737	11,453	9,162	
Local Cost Items				
SOLAR POWER SYSTEM	1	1	1	*100% Good
Totals:		392,249	313,783	

Notes:

ECF (4086 ROUND LAKE) 1.700 => TCV: 533,431

2026 Est. T.C.V. 009-007-010-70				=	629,060
Est. TCV/Total Floor Area = 346.40, Most recent sale 06/13/2019 for 345,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
260,100	260,100	260,100	199,375	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	54,400	0	0	5,383	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
314,500	314,500	314,500	204,758	204,758	204,758

009-007-010-80	2026 Est. T.C.V.	BURNS ROBERT & JUDITH M TRUST
Property Class: 401		1933 S SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 7 T22N R8W BEG N 01 DEG 11'W 286 FT FROM SW COR SEC7 TH N 01 DEG 11'W 131.42 FT, N 36 DEG 47'20"E 214.66 FT, S 57 DEG 51'02"E 179.08 FT, S 38 DEG 49'W 264 FT S 88 DEG 49'W 112 FT TO POB. 1.12A.

Land Value Estimates for Land Table 4086.4086 ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 650/FF	179.00	272.55	0.9552	0.7225	650	100		80,300
179 Actual Front Feet, 1.12 Total Acres							Total Est. Land Value =	80,300

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	2480	0	0
D/W/P: Crushed Rock	2.26	1500	0	0
Fencing: Wire Mesh, #9	3.78	2400	0	0
Metal Prefab	17.88	120	50	1,073

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				11,073

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 2003

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1360 SF Floor Area = 1360 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,360		
			Total:	229,393	194,970

Other Additions/Adjustments

Recreation Room	680	12,900	10,965
Basement, Outside Entrance, Above Grade	1	1,980	1,683

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

WPP	168	4,388	3,730
WPP	95	3,003	2,553

Deck

Treated Wood	144	3,217	2,734

Garages

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

Base Cost	672	26,665	22,665
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	1	527	448

Class: CD Exterior: Pole (Unfinished)

Base Cost	768	17,610	14,968

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals: 316,130 268,696

Parcel Number: 009-007-010-80

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Notes:

ECF (4086 ROUND LAKE) 1.700 => TCV: 456,783

 2026 Est. T.C.V. 009-007-010-80 = 548,156

Est. TCV/Total Floor Area = 403.06

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
226,300	226,300	226,300	67,897	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	47,800	0	0	1,833	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
274,100	274,100	274,100	69,730	69,730	69,730	

009-007-010-90	2026 Est. T.C.V.	HOUGHTON CARL O & SANDY
Property Class: 401		1883 S SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 7 T22N R8W BEG 01 DEG 11'W 417.42 FT FROM SW COR SEC 7 TH N 01 DEG 11'W
325.06 FT, S 41 DEG 27'54"E 204.28 FT, S 36 DEG 47'20"W 214.66 FT TO POB. .49A.

Land Value Estimates for Land Table 4086.4086 ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 650/FF	204.00	105.23	0.9245	0.5695	650	100		69,818
204 Actual Front Feet, 0.49 Total Acres								Total Est. Land Value = 69,818

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.54	208	50	2,552
Wood Frame	35.03	64	50	1,121
Total Estimated Land Improvements True Cash Value =				3,673

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1996

(11) Heating System: Forced Air w/ Ducts

Ground Area = 960 SF Floor Area = 1200 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	960		
Total:				155,556	124,444

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 100 Feet	1	5,734	4,587

Porches

WPP	331	5,912	4,730
WPP	68	2,636	2,109

Garages

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

Base Cost	566	23,636	18,909
Door Opener	1	527	422

Built-Ins

Appliance Allow.	1	2,713	2,170

Totals: 202,825 162,260

Notes:

ECF (4086 ROUND LAKE) 1.700 => TCV: 275,842

2026 Est. T.C.V. 009-007-010-90 = 349,333

Est. TCV/Total Floor Area = 291.11

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
143,500	143,500	143,500	56,289	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	31,200	0	0	1,519	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
174,700	174,700	174,700	57,808	57,808	57,808	

009-007-011-00	2026 Est. T.C.V.	HARPER CECELIA A
Property Class: 402		S SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 7 T22N R8W BEG N 286 FT & E 112 FT FROM SW COR SEC 7 TH N 39 DEG 56'45"E
 264.26 FT, S 48 DEG E 227.88 FT, S 40 DEG 09'32"W 264.03 FT, N 48 DEG 02'55"W
 39.89 FT, S 40 DEG 09'32"W 112.15 FT, N 38 DEG 31'10"W 160.10 FT, N 25 DEG
 43'36"W 94.77 FT, N 89 DEG 56'11"E 74.09 FT TO POB.

Land Value Estimates for Land Table 4086.4086 ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 650/FF	227.00	352.41	0.9001	0.7705	650	100		102,328
227 Actual Front Feet, 1.84 Total Acres					Total Est. Land Value =			102,328

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls CD	Blt 1944

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

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

Totals:	0	0

Notes:

ECF (4086 ROUND LAKE) 1.700 => TCV:	0

2026 Est. T.C.V. 009-007-011-00	=	102,328
Est. TCV/Total Floor Area = 0.00, Most recent sale 02/13/2025 for 22,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
38,900 38,900 38,900 15,271 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 12,300 0 0 35,929 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
51,200 51,200 51,200 15,683 51,200 0		

009-008-001-00	2026 Est. T.C.V.	HELMER BRIAN &
Property Class: 401		1394 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 8 T22N R8W (10*1999) S 1/2 OF NE 1/4 EXC E 417.5 FT OF N 417.5 FT THOF & EXC
S 16 RDS OF E 10 RDSTHOF. 74.9985A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$3800	74.72	Acres	3800	100			283,955
Residentia ROW @ ZERO		0.28	Acres	0	100			0
	75.00	Total Acres		Total Est. Land Value =				283,955

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	17.02	352	0	0
D/W/P: 3.5 Concrete	6.16	160	0	0
Wood Frame	20.05	528	50	5,293
Wood Frame	20.05	816	50	8,180
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				23,473

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1977

(11) Heating System: Forced Warm Air
Ground Area = 1410 SF Floor Area = 1410 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	910		
Addition	Siding	Crawl	500		
		Total:		85,981	30,093

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	899	315

Water/Sewer			
1000 Gal Septic	1	4,386	1,535
Water Well, 100 Feet	1	5,415	1,895

Garages

Class: CD Exterior: Pole (Unfinished)			
Base Cost	600	14,724	5,153
Block Foundation	144	2,072	725

Built-Ins

Appliance Allow.	1	1,897	664

Deck

w/Roof (Roof portion)	1960	26,323	9,213
Totals:		141,697	49,593

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 46,617

2026 Est. T.C.V. 009-008-001-00	=	354,045
Est. TCV/Total Floor Area = 251.10		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
168,900 168,900 168,900	57,638	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 8,100 0	0	1,556 0

Parcel Number: 009-008-001-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
177,000	177,000	177,000	59,194	59,194	59,194

009-008-002-00	2026 Est. T.C.V.	GALLOUP LORI ANN
Property Class: 401		1270 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 8 T22N R8W N 417.5 FT OF E 417.5 FT OF S 1/2 OF NE 1/4 4.0015A M/L.
 2014 COMBINED WITH 009-008-001-95
 2014 ASSESSMENT & FORMERLY DESCRIBED AS SEC 8 T22N R8W N 330 FT OF E 417 FT OF S
 1/2 OF NE 1/4.3.1629A.

2015 COMBINED WITH 009-008-001-95

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	417.50	417.50	0.8319	1.0108	110	100		38,618
418 Actual Front Feet, 4.00 Total Acres							Total Est. Land Value =	38,618

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.98	144	50	1,726
Total Estimated Land Improvements			True Cash Value =	1,726

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1993

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1040 SF Floor Area = 1040 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,040		
			Total:	106,353	63,811

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711
2 Fixture Bath	1	2,502	1,501

Water/Sewer

1000 Gal Septic	1	4,386	2,632
Water Well, 100 Feet	1	5,415	3,249

Deck

Treated Wood	96	2,355	1,413

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	21,439	12,863
Common Wall: 1/2 Wall	1	-1,207	-724
Class: CD Exterior: Pole (Unfinished)			
Base Cost	912	20,119	12,071
No Concrete Floor	912	-5,463	-3,278

Built-Ins

Appliance Allow.	1	1,897	1,138

Totals: 158,981 95,387

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 117,326

Cost Est. for Res. Bldg: 2 Mobile Home HUD Cls Low Blt 1972

(11) Heating System: Wall Furnace
 Ground Area = 1200 SF Floor Area = 1200 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Parcel Number: 009-008-002-00

Page: 2

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	600		
Addition	Siding	Slab	600		
			Total:	68,862	24,102
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			74	826	289
Plumbing					
Average Fixture(s)			1	783	274
Water/Sewer					
1000 Gal Septic			1	4,109	1,438
Water Well, 50 Feet			1	3,344	1,170
Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			400	12,688	4,441
Built-Ins					
Appliance Allow.			1	1,607	562
			Totals:	92,219	32,276

Notes: 1270 S LA CHANCE RD

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 30,339

2026 Est. T.C.V. 009-008-002-00						=	188,009
Est. TCV/Total Floor Area = 83.93							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
83,100	83,100	83,100	45,944	2.70			
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	10,900	0	0	1,240	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
94,000	94,000	94,000	47,184	47,184	36,804		

009-008-003-00	2026 Est. T.C.V.	HELMER BRIAN & CALVIN
Property Class: 401		1468 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 8 T22N R8W S 16 RDS OF E 10 RDS OF S 1/2 OF NE 1/4. 1 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	264.00	165.00	0.9329	0.8014	110	100		21,712
264 Actual Front Feet, 1.00 Total Acres							Total Est. Land Value =	21,712

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	480	0	0
Metal Prefab	18.34	70	45	578

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,528

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1970

(11) Heating System: Wall Furnace

Ground Area = 720 SF Floor Area = 720 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	720		
			Total:	43,648	15,277

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	899	315

Water/Sewer

1000 Gal Septic	1	4,386	1,535
Water Well, 100 Feet	1	5,415	1,895

Porches

CSEP (1 Story)	160	5,058	1,770

Garages

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

Base Cost	624	20,168	7,059

Block Foundation	144	2,072	725

Built-Ins

Appliance Allow.	1	1,897	664

Deck

w/Roof (Roof portion)	1488	19,984	6,994
w/Roof (Roof portion)	260	3,684	1,289

Totals:	107,211	37,523

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:	35,272

2026 Est. T.C.V. 009-008-003-00	=	58,512

Est. TCV/Total Floor Area = 81.27

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
24,300	24,300	24,300	14,374	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,000	0	388	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

29,300

29,300

29,300

14,762

14,762

14,762

009-008-004-00	2026 Est. T.C.V.	MAHON JASON M & JENIFER M
Property Class: 401		1204 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 8 T22N R8W S 1/3 OF N 1/2 OF NE 1/4. 26.6667A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>40@	\$3800	26.67 Acres	3800	100				101,346
		26.67 Total Acres			Total Est.		Land Value =	101,346

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1952

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1272 SF Floor Area = 1272 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,272		
			Total:	132,396	72,817

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	949	522

Water/Sewer

1000 Gal Septic	1	3,947	2,171
Water Well, 100 Feet	1	4,946	2,720

Porches

CCP (1 Story)	64	1,610	885

Garages

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

Base Cost	378	15,256	8,391
Common Wall: 1 Wall	1	-2,572	-1,415

Built-Ins

Appliance Allow.	1	1,543	849

Fireplaces

Interior 1 Story	1	3,890	2,139

Totals: 161,965 89,079

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 109,567

2026 Est. T.C.V. 009-008-004-00 = 210,913

Est. TCV/Total Floor Area = 165.81, Most recent sale 11/26/2012 for 30,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
97,300	97,300	97,300	51,142	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,200	0	1,380	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
105,500	105,500	105,500	52,522	52,522	0	

009-008-004-35	2026 Est. T.C.V.	MAHON JASON M & JENNIFER
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 8 T22N R8W S 1/2 OF N 2/3 OF N1/2 OF NE1/4. 26.6666A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors * 439 X 2649

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>40@	\$3800	26.70 Acres	3800	100				101,460
		26.70 Total Acres					Total Est. Land Value =	101,460

2026 Est. T.C.V. 009-008-004-35 = 101,460

Est. TCV/Total Floor Area = 79.76, Most recent sale 02/11/2011 for 50,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
49,400	49,400	49,400	26,494	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,300	0	715	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,700	50,700	50,700	27,209	27,209	0	

009-008-004-70
 Property Class: 402
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

MAHON JASON M & JENNIFER
 S LACHANCE RD
 LAKE CITY, MI 49651

. SEC 8 T22N R8W N 1/3 OF N 1/2 OF NE 1/4. 26.6667A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>40@	\$3800	26.67 Acres	3800	100				101,346
		26.67 Total Acres			Total Est.		Land Value =	101,346

2026 Est. T.C.V. 009-008-004-70 = 101,346

Est. TCV/Total Floor Area = 79.67, Most recent sale 08/19/2005 for 8,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
49,300	49,300	49,300	26,494	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,400	0	715	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,700	50,700	50,700	27,209	27,209	0	

009-008-005-00	2026 Est. T.C.V.	MUNN GORDON & SHARON
Property Class: 401		10630 W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 8 T22N R8W E 1/2 OF NW 1/4. 80 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$3800	60.00	Acres		3800	100		228,000
Residentia INFERIOR@	\$1400	20.00	Acres		1400	100		28,000
		80.00	Total Acres				Total Est. Land Value =	256,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.54	240	89	4,601
			Total Estimated Land Improvements True Cash Value =	4,601

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1456 SF Floor Area = 1456 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,456		
			Total:	169,877	129,106

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	901
3 Fixture Bath	1	3,721	2,828

Water/Sewer

1000 Gal Septic	1	4,386	3,333
Water Well, 100 Feet	1	5,415	4,115

Porches

WGEP (1 Story)	192	14,195	12,775	*90% Good

Garages

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

Base Cost	660	21,041	15,991

Built-Ins

Appliance Allow.	1	1,897	1,442

Fireplaces

Wood Stove	1	2,107	1,601

Totals: 223,824 172,092

Notes: 56X26 CENTURY MHD

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 170,371

2026 Est. T.C.V. 009-008-005-00 = 430,972

Est. TCV/Total Floor Area = 296.00, Most recent sale 01/01/2000 for 100,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
193,300	193,300	193,300	103,352	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	22,200	0	0	2,790	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
215,500	215,500	215,500	106,142	106,142	0	

009-008-006-00	2026 Est. T.C.V.	CORRION JULIAN L & RITA F TRUST
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 8 T22N R8W W 1/2 OF NW 1/4. 80 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$3800	70.00	Acres	3800	100			266,000
Residentia INFERIOR@	\$1400	10.00	Acres	1400	100			14,000
		80.00	Total Acres				Total Est. Land Value =	280,000

2026 Est. T.C.V. 009-008-006-00 = 280,000

Est. TCV/Total Floor Area = 192.31

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
136,500	136,500	136,500	28,952	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,500	0	0	781	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
140,000	140,000	140,000	29,733	29,733	0	

009-008-007-00	2026 Est. T.C.V.	MAHON JEROME P SR & ALICE F
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 8 T22N R8W N 1/2 OF SW 1/4. 80 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$3800	80.00	Acres	3800	100			304,000
		80.00	Total Acres				Total Est. Land Value =	304,000

2026 Est. T.C.V. 009-008-007-00 = 304,000

Est. TCV/Total Floor Area = 208.79

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
148,000	148,000	148,000	28,952	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,000	0	781	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
152,000	152,000	152,000	29,733	29,733	0	

009-008-008-00	2026 Est. T.C.V.	LEZMAN PROPERTIES LLC
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 8 T22N R8W (0*1999) BEG AT SW COR TH N 0 DEG 58'04"W 1323.09FT, S 89 DEG 41'29"E 1326.91 FT, S 01 DEG 01'18"E 1316.54 FT, S 0 DEG 09'20"W 148.65 FT, N 87 DEG 29'10"W 1329.35 FT, N 0 DEG 20'23"E 76.62 FT TO POB. 43.65A

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia INFERIOR@	\$1400	43.65 Acres	1400	100				61,110
		43.65 Total Acres					Total Est. Land Value =	61,110

2026 Est. T.C.V. 009-008-008-00 = 61,110

Est. TCV/Total Floor Area = 41.97, Most recent sale 08/31/2020 for 149,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
30,600	30,600	30,600	29,780	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	804	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,600	30,600	30,600	30,584	30,584	30,584	

009-008-008-50	2026 Est. T.C.V.	THOMPSON JAMY & STINE SCOTT
Property Class: 401		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 8 T22N R8W (0*1999) BEG AT S 1/4 COR TH S 0 DEG 01'38"E 200.71 FT, N 87 DEG 29'10"W 1329.81 FT, N 0 DEG 09'20"E 148.65 FT, N 01 DEG 01' 18"W 1316.54 FT, N 89 DEG 41'29"E 1326.91 FT, S 01 DEG 04'33"E 1309.98 FT TO POB. 45.65A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia INFERIOR@	\$1400	45.65 Acres			1400	100		63,910
45.65 Total Acres Total Est. Land Value =								63,910

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 2001

(11) Heating System: Wall/Floor Furnace
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

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

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost		576	22,637	18,110	
Totals:			22,637	18,110	

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 22,275

2026 Est. T.C.V. 009-008-008-50				=	86,185
Est. TCV/Total Floor Area = 0.00, Most recent sale 07/13/2018 for 70,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
42,100	42,100	42,100	40,011	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	1,080	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
43,100	43,100	43,100	41,091	41,091	0

009-008-009-00	2026 Est. T.C.V.	BLOOM CHAWNELL
Property Class: 401		1754 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 8 T22N R8W (11*1998) N/2 OF SE/4 OF SE/4 20A.
Split on 09/14/2009 into 009-008-009-40;

Split/Comb. on 09/14/2009 completed 09/14/2009 RAY ;
Parent Parcel(s): 009-008-009-00;
Child Parcel(s): 009-008-009-40;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$5000	20.00 Acres	5000	100			100,000
			20.00 Total Acres				Total Est. Land Value =	100,000

Cost Est. for Res. Bldg: 1 Single Family 1+S Cls D Blt 1961

(11) Heating System: Forced Air w/ Ducts
Ground Area = 572 SF Floor Area = 572 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Block	Slab	572		
			Total:	70,975	39,037

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	949	522

Water/Sewer

1000 Gal Septic	1	3,947	2,171
Water Well, 50 Feet	1	3,212	1,767

Garages

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

Base Cost	364	14,939	8,216
Storage Over Garage	500	4,900	2,695
Common Wall: 1 Wall	1	-2,572	-1,415

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

Base Cost	960	25,930	14,261

Built-Ins

Appliance Allow.	1	1,543	849

Fireplaces

Exterior 1 Story	1	4,680	2,574

Totals:	128,503	70,677

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	86,933

2026 Est. T.C.V. 009-008-009-00	=	186,933

Est. TCV/Total Floor Area = 326.81, Most recent sale 04/29/2014 for 77,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
76,000	76,000	76,000	50,959	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,500	0	0	1,375	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
93,500	93,500	93,500	52,334	52,334	52,334	

009-008-009-40	2026 Est. T.C.V.	EXCELSIOR USA CONSULTING LLC
Property Class: 401		1900 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 8 T22N R8W (11*1998) S/2 OF SE/4 OF SE/4 20A.
Split on 09/14/2009 from 009-008-009-00;

Split/Comb. on 09/14/2009 completed 09/14/2009 RAY ;
Parent Parcel(s): 009-008-009-00;
Child Parcel(s): 009-008-009-40;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18 -29 @\$5000		19.50 Acres			5000	100		97,515
Residentia ROW @ ZERO		0.50 Acres			0	100		0
		20.00 Total Acres					Total Est. Land Value =	97,515

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.63	160	50	1,650

Commercial Local Cost Land Improvements

Description	Rate	Size	% Good	Arch	Mult	Cash Value
PAVING	0.40	18000	95		100	6,840
CONCRETE	0.40	1250	95		100	475
Outdoor Lighting	590.00	2	95		100	1,121

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/SUBDC/RESSI/STRI/CONC7A	26.55	200	100	5,310
Total Estimated Land Improvements True Cash Value =				15,396

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2011
Description of Occupancy: REHABILITATION CENTER

Costs are taken from the Fitness Centers cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
Stories: 1 Story Height: 12 Perimeter: 449
Overall Building Height: 10

Base Rate for Upper Floors = 105.91
Mezzanine 1 Open Base Rate = 34.25

(10) Heating system: Package Heating & Cooling Cost/SqFt: 26.06 100%
Adjusted Square Foot Cost for Upper Floors = 131.97

Total Floor Area: 10,270 Base Cost New of Upper Floors = 1,355,331
Mezzanine 1 Area: 550 Base Cost New of Mezzanine = 18,838

Reproduction/Replacement Cost = 1,374,169
Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /70 /70 /100/30.9
Total Depreciated Cost = 424,206

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals

Item Description	Cost	# or Height	Stories	Cost
	Col.	Rate	SqFt Adj. Adj.	

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0
Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /70 /70 /100/30.9
Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI16/YARI/COMSP/POUCP/100020A	115.50	1976	1.00	10	22,823
/CI16/YARI/POOH/GAS/8100	2725.00	1	1.00	10	273

Parcel Number: 009-008-009-40

Page: 2

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 1 = 474,140
 Replacement Cost/Floor Area= 156.29 Est. TCV/Floor Area= 46.17

Total Estimated True Cash Value of Commercial/Industrial Buildings = 474,140

2026 Est. T.C.V. 009-008-009-40 = 587,051

Est. TCV/Total Floor Area = 57.16, Most recent sale 01/04/2023 for 325,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
194,300	194,300	194,300	171,970	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	99,200	0	0	4,643	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
293,500	293,500	293,500	176,613	176,613	0	

009-008-009-50	2026 Est. T.C.V.	ODREN RONALD G ETAL
Property Class: 401		1990 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 8 T22N R8W (0*1998) SW 1/4 OF SE 1/4. 40A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3800	30.00	Acres	3800	100			114,000
Residentia INFERIOR@	\$1400	10.00	Acres	1400	100			14,000
		40.00	Total Acres				Total Est. Land Value =	128,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 2009

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

Building Areas

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

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	2400	50,856	43,228

Totals:	50,856	43,228

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 53,170

2026 Est. T.C.V. 009-008-009-50 = 181,170

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
86,400	86,400	86,400	52,599	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,200	0	1,420	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,600	90,600	90,600	54,019	54,019	0	

009-008-010-01	2026 Est. T.C.V.	WILDS THOMAS
Property Class: 401		10371 W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 8 T22N R8W N1/2 OF NW1/4 OF SE 1/4 LYING S OF ROUND LAKE RD EXC W 400 FT
 THEREOF & EXC N 208.71 FT OF E 208.71 FT THOF & EXC BEG 400 FT E OF NW COR OF
 N1/2 OF NW1/4 OF SE1/4 LYING S OF ROUND LAKE RD TH E 330 FT S 265 FT W 300 FT,
 N 265 FT TO POB 6.4686 A M/L.
 SPLIT ON 12/18/2025 FROM 009-008-010-00;

Split/Comb. on 12/18/2025 completed 12/18/2025 TIM ;
 Parent Parcel(s): 009-008-010-00;
 Child Parcel(s): 009-008-010-01, 009-008-010-02, 009-008-010-03;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$9000			6.47 Acres		9000	100		58,221
			6.47 Total Acres				Total Est. Land Value =	58,221

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 2024

(11) Heating System: Forced Heat & Cool
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic			1	4,386	4,342
Water Well, 100 Feet			1	5,415	5,361

Garages

Class: CD Exterior: Pole (Unfinished)					
Door Opener			2	935	926
Base Cost			3452	73,148	72,417
Totals:				83,884	83,046

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 102,147

2026 Est. T.C.V. 009-008-010-01 = 160,368

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	49,776	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
80,200	0	0	0	51,119	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
80,200	80,200	80,200	51,119	51,119	0

009-008-010-02	2026 Est. T.C.V.	WILDS THOMAS
Property Class: 401		10371 W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

BEG 400 FT E OF NW COR OF N1/2 OF NW 1/4 OF SE1/4 LYING S OF ROUND LAKE RD TH E
 165 FT, S 265 FT, W 165 FT, N 265 FT TO POB SEC 8 T22N R8W 1.0038 A M/L
 SPLIT ON 12/18/2025 FROM 009-008-010-00;

Split/Comb. on 12/18/2025 completed 12/18/2025 TIM ;
 Parent Parcel(s): 009-008-010-00;
 Child Parcel(s): 009-008-010-01, 009-008-010-02, 009-008-010-03;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	165.00	265.00	1.0493	0.9022	110	100		17,181
165 Actual Front Feet,	1.00	Total Acres			Total Est.	Land Value =		17,181

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 2024

(11) Heating System: Forced Heat & Cool
 Ground Area = 960 SF Floor Area = 960 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	960		
			Total:	112,694	111,567

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	978
3 Fixture Bath	1	3,128	3,097

Water/Sewer

1000 Gal Septic	1	4,109	4,068
Water Well, 100 Feet	1	5,150	5,098

Built-Ins

Appliance Allow.	1	1,607	1,591

Porches

WPP	24	722	715
WPP	24	722	715

Totals: 129,120 127,829

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 157,230

2026 Est. T.C.V. 009-008-010-02 = 174,411

Est. TCV/Total Floor Area = 181.68

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	66,777	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
87,200	0	0	0	68,579	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
87,200	87,200	87,200	68,579	68,579	0	

009-008-010-03 2026 Est. T.C.V. WILDS THOMAS
 Property Class: 401 10371 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 8 T22N R8W BET 565 FT E OF NW COR OF N 1/2 OF NW 1/4 OF SE 1/4 LYING S OF
 ROUND LAKE RD TH E 165 FT, S 265 FT, W 165 FT, N 265 FT TO POB 1.0038 A M/L
 SPLIT ON 12/18/2025 FROM 009-008-010-00;

Split/Comb. on 12/18/2025 completed 12/18/2025 TIM ;
 Parent Parcel(s): 009-008-010-00;
 Child Parcel(s): 009-008-010-01, 009-008-010-02, 009-008-010-03;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	165.00	265.00	1.0493	0.9022	110	100		17,181
165 Actual Front Feet, 1.00 Total Acres							Total Est. Land Value =	17,181

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1996

(11) Heating System: Forced Warm Air
 Ground Area = 1680 SF Floor Area = 1680 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=44/100/100/100/44

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1280		
Addition	Siding	Crawl	400		
			Total:	108,068	47,550

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	186	2,180	959

Plumbing

Average Fixture(s)	1	1,010	444
3 Fixture Bath	1	2,944	1,295

Water/Sewer

1000 Gal Septic	1	4,689	2,063
Water Well, 100 Feet	1	5,734	2,523

Porches

WPP	92	2,958	1,302
Foundation: Shallow	92	-848	-373
WPP	16	568	250

Garages

Class: C Exterior: Pole (Unfinished)			
Base Cost	900	22,266	9,797

Built-Ins

Appliance Allow.	1	2,713	1,194

Totals:	152,282	67,004

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 62,984

2026 Est. T.C.V. 009-008-010-03 = 80,165

Est. TCV/Total Floor Area = 47.72

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	26,744	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
40,100	0	0	0	27,466	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,100	40,100	40,100	27,466	27,466	0	

009-008-010-05	2026 Est. T.C.V.	BAILEY DENNIS L & BAILEY RONALD &
Property Class: 401		10300 W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 8 T22N R8W (0*1998) W 316 FT OF E 516 FT OF N 233 FT OF N 1/2 OF NW 1/4 OF SE 1/4. 1.69A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	316.00	232.96	0.8919	0.8736	110	100		27,085
316 Actual Front Feet, 1.69 Total Acres							Total Est. Land Value =	27,085

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.05	790	0	0
Wood Frame	25.57	80	50	1,023

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements				1,973

Cost Est. for Res. Bldg: 1 Single Family HUD Cls D Blt 2000

(11) Heating System: Forced Hot Water
 Ground Area = 1792 SF Floor Area = 1792 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,792		
			Total:	189,154	141,864

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	741
3 Fixture Bath	1	3,128	2,346

Water/Sewer

1000 Gal Septic	1	4,109	3,082
Water Well, 100 Feet	1	5,150	3,862

Porches

WPP	351	4,865	3,649

Garages

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

Base Cost	624	19,793	14,845
Door Opener	1	415	311

Built-Ins

Appliance Allow.	1	1,607	1,205

Breezeways

Frame Wall	187	9,715	7,286

Totals: 238,924 179,191

Notes: DOUBLE WIDE

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 177,399

2026 Est. T.C.V. 009-008-010-05 = 206,457

Est. TCV/Total Floor Area = 115.21, Most recent sale 06/01/2000 for 7,400

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
80,800	80,800	80,800	43,384	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	22,400	0	1,171	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

103,200

103,200

103,200

44,555

44,555

44,555

009-008-010-15	2026 Est. T.C.V.	PEASLEY JOEY
Property Class: 401		10265 W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 8 T22N R8W BEG 233 FT S OF NE COR OF N 1/2 OF NW 1/4 OF SE 1/4 TH S 208.71 FT, W 208.71 FT, N 208.71 FT, E 208.71 FT TO POB. 1A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	209.00	209.00	0.9891	0.8502	110	100		19,332
209 Actual Front Feet, 1.00 Total Acres								19,332
Total Est. Land Value =								19,332

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Picket, 30-40	13.53	200	50	1,353
D/W/P: 4in Ren. Conc.	7.33	351	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,303

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1997

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1404 SF Floor Area = 1404 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,404		
Total:				164,705	123,528

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	889
3 Fixture Bath	1	3,721	2,791

Water/Sewer

1000 Gal Septic	1	4,386	3,289
Water Well, 100 Feet	1	5,415	4,061

Deck

Treated Wood	150	3,227	2,420

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	960	20,966	15,724

Built-Ins

Appliance Allow.	1	1,897	1,423

Fireplaces

Direct-Vented Gas	1	2,107	1,580

Totals: 207,609 155,705

Notes: 2015-02587 AFFMAN CROWN REGIS 1997 USED, S/N Y9744993ABW HUD LABEL RAD972457 RAD972458

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 154,148

2026 Est. T.C.V. 009-008-010-15 = 175,783

Est. TCV/Total Floor Area = 125.20, Most recent sale 03/25/2020 for 32,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
68,900	68,900	68,900	54,010	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	19,000	0	0	1,458	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
87,900	87,900	87,900	55,468	55,468	0

009-008-010-20	2026 Est. T.C.V.	SCARBROUGH TODD M & ELLEN R
Property Class: 401		10441 W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 8 T22N R8W BEG 233 FT S OF NW COR OF W 1/2 OF N 1/20F N 1/2 OF SE 1/4 TH S
427 FT, E 400 FT N 427 FT, W 400 FT TO POB. 3.9210A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	400.00	427.00	0.8409	1.0165	110	100		37,609
400 Actual Front Feet,	3.92	Total Acres			Total Est.	Land Value =		37,609

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 5 ft.	28.53	28	0	0
Wood Frame	20.65	336	50	3,469
Total Estimated Land Improvements		True Cash Value =		3,469

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1608 SF Floor Area = 2088 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,128		
2 Story	Siding	Crawl Space	480		
		Total:		244,692	183,518

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	889

Water/Sewer

1000 Gal Septic	1	4,386	3,289
Water Well, 100 Feet	1	5,415	4,061

Deck

Treated Wood	35	1,400	1,050
w/Roof (Roof portion)	392	5,323	3,992

Garages

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

Base Cost	320	14,624	10,968
Common Wall: 1 Wall	1	-2,421	-1,816

Built-Ins

Appliance Allow.	1	1,897	1,423

Totals: 276,501 207,374

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 255,070

2026 Est. T.C.V. 009-008-010-20 = 296,148

Est. TCV/Total Floor Area = 141.83

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
125,400	125,400	125,400	70,282	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	22,700	0	0	1,897	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
148,100	148,100	148,100	72,179	72,179	72,179	

009-008-010-30	2026 Est. T.C.V.	HALL ANGEL & SUTTON THOMAS
Property Class: 401		10252 W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 8 T22N R8W N 233 FT OF E 200 FT OF W 1/2 OF N 1/2 OF N 1/2 OF SE 1/4.
1.0698A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	200.00	233.00	1.0000	0.8736	110	100		19,220
200 Actual Front Feet, 1.07 Total Acres							Total Est. Land Value =	19,220

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.80	100	50	1,440
Wood Frame	23.96	264	50	3,162
Total Estimated Land Improvements				True Cash Value = 4,602

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1992

(11) Heating System: Forced Warm Air

Ground Area = 1248 SF Floor Area = 1248 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	1248		
			Total:	72,804	25,481

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical 196 2,297 804

Plumbing

Average Fixture(s) 1 1,010 353

Water/Sewer

1000 Gal Septic 1 4,689 1,641

Water Well, 100 Feet 1 5,734 2,007

Deck

Treated Wood w/Roof (Deck Portion) 160 3,446 2,137 *62% Good

Treated Wood w/Roof (Roof portion) 160 2,734 1,695

Built-Ins

Appliance Allow. 1 2,713 950

Totals: 95,427 35,068

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 32,964

2026 Est. T.C.V. 009-008-010-30 = 56,786

Est. TCV/Total Floor Area = 45.50, Most recent sale 05/19/2011 for 23,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
23,400	23,400	23,400	18,131	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,000	0	489	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
28,400	28,400	28,400	18,620	18,620 18,620

009-008-010-40	2026 Est. T.C.V.	HELMER MARION
Property Class: 401		10370 W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 8 T22N R8W BEG 1896FT W OF NE COR OF SE 1/4 TH W 140 FT, S 233.01 FT,
E 140 FT, N 233.01 FT TO POB. .7489 AC. M/L.
SPLIT ON 12/01/2009 INTO 009-008-010-47;

Split/Comb. on 12/01/2009 completed 12/01/2009 RAY ;
Parent Parcel(s): 009-008-010-40;
Child Parcel(s): 009-008-010-47;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	140.00	233.01	1.0933	0.8736	110	100		14,709
140 Actual Front Feet,	0.75	Total Acres			Total Est.		Land Value =	14,709

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1976

(11) Heating System: Forced Warm Air
Ground Area = 968 SF Floor Area = 968 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	560		
Addition	Siding	Slab	408		
			Total:	57,713	20,200

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	783	274

Water/Sewer

1000 Gal Septic	1	4,109	1,438
Water Well, 100 Feet	1	5,150	1,802

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	480	14,453	5,059
Block Foundation	560	7,790	2,726

Built-Ins

Appliance Allow.	1	1,607	562

Deck

w/Roof (Roof portion)	1040	12,667	4,433
w/Roof (Roof portion)	144	2,066	723

Totals:	106,338	37,217

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:	34,984

2026 Est. T.C.V. 009-008-010-40	=	49,693

Est. TCV/Total Floor Area = 51.34

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
20,300	20,300	20,300	10,777	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,500	0	0	290	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
24,800	24,800	24,800	11,067	11,067	11,067	

009-008-010-47	2026 Est. T.C.V.	DAVIDSON GENEVA & BUDD LEON
Property Class: 401		10340 W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 8 T22N R8W BEG 1836 FT W OF NE COR OF SE 1/4 TH W 60 FT, S 233.01 FT, E 60 FT, N 233.01 FT TO POB. .3210 AC M/L.
SPLIT ON 12/01/2009 FROM 009-008-010-40;

Split/Comb. on 12/01/2009 completed 12/01/2009 RAY ;
Parent Parcel(s): 009-008-010-40;
Child Parcel(s): 009-008-010-47;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	60.00	233.01	1.3512	0.8736	110	100		7,791
60 Actual Front Feet,	0.32	Total Acres			Total Est.	Land Value =		7,791

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1985

(11) Heating System: Wall Furnace
Ground Area = 720 SF Floor Area = 720 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	720		
			Total:	49,935	17,477

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,010	353

Water/Sewer

1000 Gal Septic	1	4,689	1,641
Water Well, 100 Feet	1	5,734	2,007

Deck

Treated Wood w/Roof (Deck Portion)	96	2,414	1,086	*45% Good
Treated Wood w/Roof (Roof portion)	96	1,731	779	

Built-Ins

Appliance Allow.	1	2,713	950

Totals: 68,226 24,293

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 22,835

2026 Est. T.C.V. 009-008-010-47 = 30,626

Est. TCV/Total Floor Area = 42.54, Most recent sale 10/04/2016 for 25,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
12,400	12,400	12,400	6,209	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	167	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,300	15,300	15,300	6,376	6,376	6,376

009-008-010-50	2026 Est. T.C.V.	KING LARRY WELLS
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 8 T22N R8W (0*1998) E 1/2 OF N 1/2 OF N 1/2 OF SE 1/4 EXC W 687 FT OF N
233.02 FT THOF. 16.401A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		16.42 Acres			5600	100		91,952
		16.42 Total Acres					Total Est. Land Value =	91,952

2026 Est. T.C.V. 009-008-010-50 = 91,952

Est. TCV/Total Floor Area = 127.71, Most recent sale 09/01/1998 for 6,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
41,100	41,100	41,100	10,528	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,900	0	284	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
46,000	46,000	46,000	10,812	10,812	0	

009-008-010-58	2026 Est. T.C.V.	HALL ANGEL & SUTTON THOMAS
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

N222.02' OF W 391.33' OF NE1/4 OF SE 1/4 SEC8 T22N R8W 2.0934 A
 04/14/2017 COMBINED WITH 009-008-010-57
 FORMERLY SEC 8 T22N R8W N 233.02 FT OF W 391.33 FT OF NE 1/4 OF SE 1/4 EXC W 195
 FT THOF. 1.0483A. (0*1998)
 98 SPLIT FROM 010-50 FOR 99

04/14/2017 COMBINED WITH 009-008-010-57

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	391.20	233.02	0.8456	0.8736	110	100		31,789
391 Actual Front Feet, 2.09 Total Acres							Total Est. Land Value =	31,789

2026 Est. T.C.V. 009-008-010-58 = 31,789

Est. TCV/Total Floor Area = 44.15, Most recent sale 04/12/2019 for 9,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
13,000	13,000	13,000	8,568	2.70			
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	2,900	0	0	231	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
15,900	15,900	15,900	8,799	8,799	0		

009-008-010-59	2026 Est. T.C.V.	FREDELL CHARLES
Property Class: 401		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 8 T22N R8W (0*1998) N 233.02 FT OF W 587 FT OF NE 1/4 OF SE 1/4 EXC W 391.33 FT THOF. 1.0483A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	196.00	233.00	1.0051	0.8736	110	100		18,931
196 Actual Front Feet, 1.05 Total Acres							Total Est. Land Value =	18,931

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/WOOF/THRRSH3648L	15.95	700	100	11,165
Total Estimated Land Improvements True Cash Value =				11,165

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

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			840	21,092	18,983
Totals:				21,092	18,983

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 23,349

Ag. Bld 1 0, No-Wall Loafing Shed Class:D,Pole Quality:Low Cost
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	3.99	800	3,192
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35			Depr. Cost = 1,117
ECF (4012 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 1 =		1,039

Ag. Bld 2 0, No-Wall Barn, General Purpose Class:D,Pole Quality:Low Cost
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	25.50	208	5,304
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Depr. Cost = 2,917
ECF (4012 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 2 =		2,713

Total Estimated True Cash Value of Agricultural Buildings = 3,752

2026 Est. T.C.V. 009-008-010-59 = 57,197

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
24,000	24,000	24,000	3,248	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,600	0	0	87	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,600	28,600	28,600	3,335	3,335	3,335	

009-008-010-60	2026 Est. T.C.V.	OLSON EDWARD & PEGGY
Property Class: 401		10464 W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 8 T22N R8W (0*2003) W 2/3 OF ALL THAT PART N 1/2 OF NW 1/4 OF SE 1/4 LYING N'LY OF C/L OF ROUND LAKE ROAD EXC E 716 FT THOF 2.1394A.
 11/2019 COMBINE WITH 009-008-010-70
 FORMERLY SEC 8 T22N R8W (0*2003) W 2/3 OF ALL THAT PART N 1/2 OF NW 1/4 OF SE 1/4 LYING N'LY OF C/L OF ROUND LAKE ROAD EXC E 716 FT THOF & EXC W/LY 1/3 THOF.
 1.0697A.

COMBINE WITH 009-008-010-60 11/2019
 03 SPLIT TO 010-70 & 80 FOR 04

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	400.00	233.00	0.8409	0.8736	110	100		32,324
400 Actual Front Feet, 2.14 Total Acres							Total Est. Land Value =	32,324

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	8.88	631	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements				2,500

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Very Good Blt 1990

(11) Heating System: Forced Warm Air
 Ground Area = 1148 SF Floor Area = 1148 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Metal	1064		
Addition	Siding	Crawl	84		
			Total:	110,923	80,973

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	180	2,273	1,659

Plumbing

Average Fixture(s)	1	1,485	1,084
3 Fixture Bath	1	4,307	3,144

Water/Sewer

1000 Gal Septic	1	5,894	4,303
Water Well, 100 Feet	1	6,806	4,968

Deck

Treated Wood	184	4,179	3,051
Treated Wood	21	1,033	754

Garages

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

Base Cost	576	34,376	25,094
Door Opener	1	738	539

Built-Ins

Appliance Allow.	1	6,717	4,903

Totals:	178,731	130,472

Notes: HUD

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 122,644

Parcel Number: 009-008-010-60

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2026 Est. T.C.V. 009-008-010-60 = 157,468
 Est. TCV/Total Floor Area = 137.17, Most recent sale 01/13/2020 for 95,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
64,500	64,500	64,500	61,835	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,200	0	1,669	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
78,700	78,700	78,700	63,504	63,504	63,504

009-008-010-80	2026 Est. T.C.V.	HALL KELLY JO
Property Class: 401		10390 W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 8 T22N R8W (0*2003) E 1/3 OF ALL THAT PART OF N 1/2 OF NW 1/4 OF SE 1/4
LYING N'LY OF C/L ROUND LAKE ROAD EXC E 716 FT THOF. 1.0697A.

03 SPLIT FROM 010-60 FOR 04

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	200.00	233.00	1.0000	0.8736	110	100		19,220
200 Actual Front Feet, 1.07 Total Acres							Total Est. Land Value =	19,220

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	536	0	0
D/W/P: 3.5 Concrete	6.58	225	0	0
Wood Frame	32.61	78	50	1,272

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,222

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C -5 Blt 2003

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1296 SF Floor Area = 1296 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,296		
			Total:	166,058	137,821

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,180
3 Fixture Bath	1	4,478	3,717

Water/Sewer

1000 Gal Septic	1	4,689	3,892
Water Well, 100 Feet	1	5,734	4,759

Deck

Treated Wood w/Roof (Deck Portion)	144	3,217	2,670
Treated Wood w/Roof (Roof portion)	144	2,493	2,069

Garages

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

Base Cost	576	23,910	19,845
Door Opener	2	1,054	875

Built-Ins

Appliance Allow.	1	2,713	2,252

Fireplaces

Direct-Vented Gas	1	2,963	2,459

Totals: 218,731 181,539

Notes: MANUFACTURED NATIONAL STANDARDS - HUD

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 179,724

2026 Est. T.C.V. 009-008-010-80 = 201,166

Est. TCV/Total Floor Area = 155.22, Most recent sale 09/24/2015 for 63,900

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-008-010-80

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	79,000		79,000		79,000		38,335		2.70	
2026	New	Eq.	Adjustment		Loss		Additions		Tax Adjustment	Losses
		0	21,600		0		0		1,035	0
2026	Assessed		MBOR		S.E.V.		Capped		->Taxable<-	PRE/MBT
		100,600	100,600		100,600		39,370		39,370	0

009-008-010-90	2026 Est. T.C.V.	FREDELL CHARLES
Property Class: 401		10110 W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 8 T22N R8W BEG 633 FT W OF NE COR OF N 1/2 OF SE 1/4, TH W 100 FT, S 200 FT, E 100 FT, N 200 FT TO POB. .4591 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	100.00	200.00	1.1892	0.8409	110	100		11,000
100 Actual Front Feet,	0.46	Total Acres			Total Est.	Land Value =		11,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.57	80	50	1,023
Total Estimated Land Improvements		True Cash Value =		1,023

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1592 SF Floor Area = 1592 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,592		
			Total:	166,512	108,233

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	642

Water/Sewer

1000 Gal Septic	1	4,109	2,671
Water Well, 100 Feet	1	5,150	3,347

Porches

WCP (1 Story)	30	2,051	1,333
WPP	222	3,983	2,589

Deck

Treated Wood	40	1,476	959

Garages

Class: D Exterior: Pole (Unfinished)			
Base Cost	640	13,389	8,703

Built-Ins

Appliance Allow.	1	1,607	1,045

Totals: 199,265 129,522

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 159,312

2026 Est. T.C.V. 009-008-010-90 = 171,335

Est. TCV/Total Floor Area = 107.62

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
73,000	73,000	73,000	30,515	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,700	0	0	823	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
85,700	85,700	85,700	31,338	31,338	31,338	

009-008-011-01 2026 Est. T.C.V. RYAN KATHRYN E
 Property Class: 401 1680 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

S 1/2 OF NE 1/4 OF SE 1/4 EXC W 208 FT THEREOF SEC8 T22N R8W 16.8485A
 SPLIT ON 02/20/2024 FROM 009-008-011-00;
 FORMERLY S 1/2 OF N 1/2 OF SE 1/4 EXC W 400 FT THEREOF SEC8 T22N R8W 33.9394 A
 11/8/2016 SPLIT TO 009-008-011-90 6.0606 A FORMERLY. SEC 8 T22N R8W S 1/2 OF N
 1/2 OF SE 1/4. 40 A.

Split/Comb. on 04/29/2024 completed 04/29/2024 TIM ;
 Parent Parcel(s): 009-008-011-00;
 Child Parcel(s): 009-008-011-01, 009-080-115-0;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3800	16.85	Acres	3800	100			64,026
16.85 Total Acres Total Est. Land Value =								64,026

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1952

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 840 SF Floor Area = 840 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	600		
1 Story	Siding	Slab	240		
Total:				109,295	60,111

Other Additions/Adjustments

Plumbing	Average Fixture(s)			
		1	988	543

Water/Sewer				
1000 Gal Septic		1	4,109	2,260
Water Well, 100 Feet		1	5,150	2,832

Porches				
CCP (1 Story)		200	4,616	2,539

Garages				
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		480	14,453	7,949

Built-Ins				
Appliance Allow.		1	1,607	884

Totals: 140,218 77,118

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 94,855

2026 Est. T.C.V. 009-008-011-01 = 158,881

Est. TCV/Total Floor Area = 189.14

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
71,700	71,700	71,700	38,813	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,700	0	0	1,047	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
79,400	79,400	79,400	39,860	39,860	39,860	

009-008-011-50	2026 Est. T.C.V.	WILDS THOMAS
Property Class: 402		1680 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

S 1/2 OF NW 1/4 OF SE 1/4 EXC W 400 FT THEREOF & W 208 FT OF S 1/2 OF NE 1/4 OF
SE 1/4 SEC8 T22N R8W 17.0909 A
SPLIT ON 1/18/24 FROM 009-008-011-00

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3800	12.00	Acres	3800	100			45,600
Residentia INFERIOR@	\$1400	5.09	Acres	1400	100			7,127
		17.09	Total Acres				Total Est. Land Value =	52,727

2026 Est. T.C.V. 009-008-011-50 = 52,727

Est. TCV/Total Floor Area = 62.77, Most recent sale 02/20/2024 for 54,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
25,800	25,800	25,800	25,800	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	600	0	600	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,400	26,400	26,400	26,496	26,400	26,400	

009-008-011-90 2026 Est. T.C.V. SCARBROUGH TODD M & ELLEN R
 Property Class: 401 1680 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

W400 FT OF S 1/2 OF N 1/2 OF SE 1/4 SC 8 T22N R8W 6.0606 A
 SPLIT11/08/2016 FROM 009-008-011-00;

Split/Comb. on 11/08/2016 completed 11/08/2016 TIM ;
 Parent Parcel(s): 009-008-011-00;
 Child Parcel(s): 009-008-011-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia INFERIOR@	\$1400	6.06 Acres	1400	100				8,485
		6.06 Total Acres					Total Est. Land Value =	8,485

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2017

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

Building Areas

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

Plumbing					
3 Fixture Bath			1	-4,478	-4,030

Garages

Class: C Exterior: Pole (Unfinished)					
Base Cost			1800	42,570	38,313
Totals:				38,092	34,283

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 42,168

2026 Est. T.C.V. 009-008-011-90				=	50,653
Est. TCV/Total Floor Area = 0.00, Most recent sale 11/08/2016 for 7,500					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
23,200	23,200	23,200	18,011	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,100	0	486	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
25,300	25,300	25,300	18,497	18,497	18,497

009-009-001-00	2026 Est. T.C.V.	BOWMAN MAUREEN &
Property Class: 401		1169 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 9 T22N R8W BEG 375' N OF SW CORNER OF N1/2 OF NW1/4 TH N 325', E 500', S 325', W 500' TO POB 3.7305 AC
 SPLIT ON 10/2021 PART TO 006-009-001-08
 FORMERLY SEC 9 T22N R8W BEG 375' N OF SW CORNER OF N1/2 OF NW1/4 TH N 325', E 800', S 325', W 800' TO POB 5.9688 AC
 SPLIT ON 5/2017 TO 009-001-001-10
 FORMERLY . SEC 9 T22N R8W N 1/2 OF NW 1/4 EXC S 225 FT OF W 583 FT. 76.9886 A.

Split/Comb. on 10/05/2021 completed 10/05/2021 TIM ;
 Parent Parcel(s): 009-009-001-00;
 Child Parcel(s): 009-009-001-08;

 Split/Comb. on 05/30/2017 completed 05/30/2017 TIM ;
 Parent Parcel(s): 009-009-001-00;
 Child Parcel(s): 009-009-001-10;

 5/2017 LAND DIVISION APPROVED BY DALE MOSHER

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	325.00	500.00	0.8857	1.0574	110	100		33,480
325 Actual Front Feet, 3.73 Total Acres							Total Est. Land Value =	33,480

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.86	120	50	1,491
Total Estimated Land Improvements			True Cash Value =	1,491

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1944

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 720 SF Floor Area = 720 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	720		
			Total:	107,662	64,596

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,293	1,376

Plumbing

Average Fixture(s)	1	1,185	711

Water/Sewer

1000 Gal Septic	1	4,386	2,632
Water Well, 100 Feet	1	5,415	3,249

Porches

CGEP (1 Story)	160	9,939	5,963
WSEP (1 Story)	48	3,294	1,976

Garages

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

Base Cost	280	11,878	7,127

Built-Ins

Appliance Allow.	1	1,897	1,138

Totals:	147,949	88,768

Notes:

Parcel Number: 009-009-001-00

Page: 2

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 109,185

Ag. Bld 1 0, 4 Wall Barn, General Purpose Class:C Quality:Low Cost
 Height: 12 ft

Description	Rate	Size	Cost New
Base Cost	16.64	576	9,585
Default Walls	23.28	576	13,409

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35	Depr. Cost =	8,048
Unit in Place Item(s)	Rate Quantity/Area	Depr. Depr. Cost
/A22/UFEEBRWW10L	60.71 24 10	145
/A22/UFEEBRWW10L	60.71 24 10	145
ECF (4012 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 1 =	7,769

Total Estimated True Cash Value of Agricultural Buildings	=	7,769

2026 Est. T.C.V. 009-009-001-00	=	151,925

Est. TCV/Total Floor Area = 211.01

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
64,800	64,800	64,800	21,569	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,200	0	582	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
76,000	76,000	76,000	22,151	22,151	22,151

009-009-001-08	2026 Est. T.C.V.	GOTHARD BRADFORD J & SARAH A
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 9 T22N R8W E 300 FT OF BEG 375' N OF SW CORNER OF N1/2 OF NW1/4 TH N 325', E
 800', S 325', W 800' TO POB 2.2383 AC
 SPLIT/COMBINED ON 10/05/2021 FROM 009-009-001-00;

Split/Comb. on 10/05/2021 completed 10/05/2021 TIM ;
 Parent Parcel(s): 009-009-001-00;
 Child Parcel(s): 009-009-001-08;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors * 325 X 300

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>400	3800	2.24 Acres	3800	100	PART OF > 70 ACRES			8,504
		2.24 Total Acres			Total Est. Land Value =			8,504

2026 Est. T.C.V. 009-009-001-08 = 8,504

Est. TCV/Total Floor Area = 11.81, Most recent sale 01/04/2022 for 270,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
4,100	4,100	4,100	2,922	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	200	0	78	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,300	4,300	4,300	3,000	3,000	3,000	

009-009-001-10 2026 Est. T.C.V. GOTHARD BRADFORD J & SARAH A
 Property Class: 402 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 9 T22N R8W N 1/2 OF NW 1/4 EXC S 225 FT OF W 583 FT & EXC BEG 375' N OF SW
 COR TH N 325', E 800', S 325', W 80' W TO POB. 71.0198 A.
 SPLIT 05/30/2017 FROM 009-009-001-00;

Split/Comb. on 05/30/2017 completed 05/30/2017 TIM ;
 Parent Parcel(s): 009-009-001-00;
 Child Parcel(s): 009-009-001-10;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3800	62.76 Acres	3800	100				238,488
Residentia INFERIOR@\$1400		8.00 Acres	1400	100		WETLAND AREA		11,200
Residentia ROW @ ZERO		0.26 Acres	0	100		ROW 768'X15'		0
		71.02 Total Acres				Total Est. Land Value =		249,688

2026 Est. T.C.V. 009-009-001-10 = 249,688

Est. TCV/Total Floor Area = 346.79, Most recent sale 01/04/2022 for 270,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
121,700	121,700	121,700	87,578	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,100	0	2,364	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
124,800	124,800	124,800	89,942	89,942	89,942	

009-009-002-00	2026 Est. T.C.V.	GOTHARD BRADFORD J & SARAH A
Property Class: 401		1181 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 9 T22N R8W S 225 FT OF W 583 FT OF N 1/2 OF NW 1/4. 3.0114 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$9000			3.01 Acres		9000	100		27,099
			3.01 Total Acres				Total Est. Land Value =	27,099

Land Improvement Cost Estimates

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

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1280 SF Floor Area = 1280 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,280		
			Total:	133,071	79,843

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	949	569

Water/Sewer

1000 Gal Septic	1	3,947	2,368
Water Well, 100 Feet	1	4,946	2,968

Porches

CCP (1 Story)	100	2,381	1,429
CCP (1 Story)	24	997	598

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	576	11,843	7,106

Built-Ins

Appliance Allow.	1	1,543	926

Fireplaces

Wood Stove	1	1,676	1,006

Deck

w/Roof (Roof portion)	288	3,459	2,075

Totals: 164,812 98,888

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 121,632

2026 Est. T.C.V. 009-009-002-00 = 149,681

Est. TCV/Total Floor Area = 116.94, Most recent sale 01/04/2022 for 270,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
62,800	62,800	62,800	51,550	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	12,000	0	0	1,391	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
74,800	74,800	74,800	52,941	52,941	52,941	

009-009-003-00	2026 Est. T.C.V.	GALLOUP GAIL
Property Class: 401		1305 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 9 T22N R8W N 1/2 OF S 1/2 OF NW 1/4. 40 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3800	39.50	Acres	3800	100			150,100
		39.50	Total Acres				Total Est. Land Value =	150,100

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	672	71	3,140
Wood Frame	27.63	128	50	1,768
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
				Total Estimated Land Improvements True Cash Value = 7,408

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1977

(11) Heating System: Forced Hot Water

Ground Area = 1456 SF Floor Area = 1456 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,456		
			Total:	215,328	129,192

Other Additions/Adjustments

Recreation Room	700	13,279	7,967

Plumbing

Average Fixture(s)	1	1,422	853
3 Fixture Bath	1	4,478	2,687

Water/Sewer

1000 Gal Septic	1	4,689	2,813
Water Well, 100 Feet	1	5,734	3,440

Porches

CSEP (1 Story)	280	11,525	6,915
CCP (1 Story)	104	3,064	1,838

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	728	28,188	16,913
Common Wall: 1 Wall	1	-2,589	-1,553
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	1008	35,855	21,513

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Interior 1 Story	1	5,235	3,141

Deck

w/Roof (Roof portion)	336	5,074	3,044

Totals:	333,995	200,391

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 246,481

Parcel Number: 009-009-003-00

Page: 2

2026 Est. T.C.V. 009-009-003-00	=	403,989
Est. TCV/Total Floor Area = 277.46		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
182,900 182,900 182,900	94,853	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 19,100 0	0	2,561 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
202,000 202,000 202,000	97,414	97,414 97,414

009-009-004-00	2026 Est. T.C.V.	HANSON BRADLEY E
Property Class: 401		1381 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 9 T22N R8W N 100 FT OF W 250 FT OF S 1/2 OF S 1/2 OF NW 1/4. .5739 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	100.00	250.00	1.1892	0.8891	110	100		11,631
100 Actual Front Feet,	0.57	Total Acres			Total Est.	Land Value =		11,631

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	300	0	0
Wood Frame	32.26	80	71	1,833
Total Estimated Land Improvements		True Cash Value =		1,833

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1080 SF Floor Area = 1080 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,080		
			Total:	141,407	96,169

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	967
2 Fixture Bath	1	2,996	2,037

Water/Sewer

1000 Gal Septic	1	4,689	3,189
Water Well, 100 Feet	1	5,734	3,899

Porches

CCP (1 Story)	48	1,531	1,041

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	832	20,941	14,240

Built-Ins

Appliance Allow.	1	2,713	1,845

Deck

w/Roof (Roof portion)	40	816	555
w/Roof (Roof portion)	96	1,731	1,177

Totals: 183,980 125,119

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 153,896

2026 Est. T.C.V. 009-009-004-00 = 167,360

Est. TCV/Total Floor Area = 154.96

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
71,900	71,900	71,900	38,422	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,800	0	0	1,037	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,700	83,700	83,700	39,459	39,459	39,459	

009-009-005-00	2026 Est. T.C.V.	WARREN LINDA
Property Class: 401		1407 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 9 T22N R8W N 1/2 OF S 1/2 OF S 1/2 OF NW 1/4 EXC N 100 FT OF W 250 FT
THEREOF. 19.4261 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$5000	19.43	Acres	5000	100		97,150
			19.43	Total Acres			Total Est. Land Value =	97,150

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	48	71	210
Wood Frame	28.69	80	61	1,400
				Total Estimated Land Improvements True Cash Value = 1,610

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1152 SF Floor Area = 1152 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,152		
			Total:	134,244	80,547

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Water/Sewer

1000 Gal Septic	1	4,386	2,632
Water Well, 100 Feet	1	5,415	3,249

Porches

CSEP (1 Story)	48	2,600	1,560

Deck

Treated Wood	176	3,583	2,150

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 832 24,685 14,811

Built-Ins

Appliance Allow.	1	1,897	1,138

Local Cost Items

GENERATOR	1	1	1	*100% Good

Totals: 177,996 106,799

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 131,363

2026 Est. T.C.V. 009-009-005-00 = 230,123

Est. TCV/Total Floor Area = 199.76

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
92,800	92,800	92,800	48,472	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	22,300	0	0	1,308	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
115,100	115,100	115,100	49,780	49,780	49,780	

009-009-006-00	2026 Est. T.C.V.	WARREN LINDA
Property Class: 401		1407 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 9 T22N R8W N 1/2 OF N 1/2 OF S 1/2 OF S 1/2 OF S 1/2 OF NW 1/4. 5 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	82.00	2656.10	1.2497	1.6053	110	100		18,095
82 Actual Front Feet, 5.00 Total Acres							Total Est. Land Value =	18,095

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

(11) Heating System: No Heating/Cooling
 Ground Area = 448 SF Floor Area = 448 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Piers	448		
			Total:	49,983	27,491

Other Additions/Adjustments

Totals: 49,983 27,491

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 33,814

2026 Est. T.C.V. 009-009-006-00 = 51,909

Est. TCV/Total Floor Area = 115.87

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
23,600	23,600	23,600	10,663	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,400	0	287	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,000	26,000	26,000	10,950	10,950	10,950	

009-009-008-00	2026 Est. T.C.V.	WALDRON RANDAL E & TERESA E
Property Class: 401		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 9 T22N R8W S 1/2 OF S 1/2 OF S 1/2 OF S 1/2 OF S 1/2 OF NW 1/4. 5 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

		* Factors *		FF IS 1/32 OF THE DEPTH		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 200' @ 110/FF	82.50	2640.00	1.2478	1.6028	110 100	18,150
83 Actual Front Feet, 5.00 Total Acres						Total Est. Land Value = 18,150

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Wood Frame	26.67	72 50	960
Total Estimated Land Improvements True Cash Value =			960

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 0

(11) Heating System: Wall Furnace

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=54/100/100/100/54

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Unit-in-Place Cost Items

TRAVEL TRAILER	1	1	1	*95% Good

Totals:	1	1

Notes: TRAILER

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 1

2026 Est. T.C.V. 009-009-008-00 = 19,111

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/13/2014 for 11,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
7,900	7,900	7,900	4,812	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,700	0	129	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
9,600	9,600	9,600	4,941	4,941	0

009-009-009-00	2026 Est. T.C.V.	RICHARDS BRIAN
Property Class: 401		1471 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 9 T22N R8W (2*1998) W 400 FT OF N 1/2 OF S 1/2 OF S 1/2 OF S 1/2 OF S 1/2 OF NW 1/4 & W 400 FT OF S 1/2 OF N 1/2 OF S 1/2 OF S 1/2 OF S 1/2 OF NW 1/4.
1.5152A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	165.00	400.00	1.0493	1.0000	110	100		19,044
165 Actual Front Feet, 1.51 Total Acres							Total Est. Land Value =	19,044

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	35.72	60	50	1,071
Total Estimated Land Improvements				1,071

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1974

(11) Heating System: Forced Warm Air
Ground Area = 720 SF Floor Area = 720 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	720		
			Total:	51,972	18,190

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	154	1,805	632

Plumbing

Average Fixture(s)	1	1,010	353

Water/Sewer

1000 Gal Septic	1	4,689	1,641
Water Well, 100 Feet	1	5,734	2,007

Porches

WGEP (1 Story)	128	9,138	3,198
Foundation: Shallow	128	-1,009	-353
WGEP (1 Story)	128	9,138	3,198
Foundation: Shallow	128	-1,009	-353

Garages

Class: C Exterior: Pole (Unfinished)			
Base Cost	768	19,776	6,922

Built-Ins

Appliance Allow.	1	2,713	950

Deck

w/Roof (Roof portion)	938	13,957	4,885

Totals: 117,914 41,270

Notes: 1974 SKYLINE

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 38,794

2026 Est. T.C.V. 009-009-009-00 = 58,909

Est. TCV/Total Floor Area = 81.82, Most recent sale 04/18/2013 for 18,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
24,200	24,200	24,200	10,904	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,300	0	294	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

29,500

29,500

29,500

11,198

11,198

0

009-009-009-20	2026 Est. T.C.V.	BALDWIN DANIEL ETAL
Property Class: 401		1465 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 9 T22N R8W (0*1998) N 1/2 OF S 1/2 OF S 1/2 OF S 1/2 OF NW 1/4 EXC
W 400 FT THOF & S 1/2 OF N 1/2 OF S 1/2 OF S 1/2 OF S 1/2 OF NW 1/4 EXC W 400 FT
THOF. 8.4848A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	165.00	1240.00	0.8823	1.3269	110	100		21,249
A 200' @ 110/FF	165.00	998.72	0.8823	1.2570	110	100		20,130
330 Actual Front Feet, 8.48 Total Acres Total Est. Land Value =								41,380

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.38	216	50	2,093
Total Estimated Land Improvements True Cash Value =				2,093

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D 10 Blt 1990

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1152 SF Floor Area = 1152 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,152		
Total:				140,027	112,017

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	790
2 Fixture Bath	1	2,074	1,659

Water/Sewer

1000 Gal Septic	1	4,109	3,287
Water Well, 100 Feet	1	5,150	4,120

Deck

Treated Wood	28	1,188	950
Treated Wood	32	1,299	1,039

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 840 22,100 17,680

Built-Ins

Appliance Allow.	1	1,607	1,286

Totals: 178,542 142,828

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 175,678

2026 Est. T.C.V. 009-009-009-20 = 219,151

Est. TCV/Total Floor Area = 190.24, Most recent sale 10/01/1998 for 7,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
93,700	93,700	93,700	39,336	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	15,900	0	0	1,062	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
109,600	109,600	109,600	40,398	40,398	40,398

009-009-010-00 2026 Est. T.C.V. HAYNES STEVEN A & REGINA A
 Property Class: 401 1675 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 9 T22N R8W (5*2004) N 1/2 OF SW 1/4 EXC N 52 RDS OF W 937 FT THOF & EXC S 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4 & EXC E 1/2 OF NE 1/4 OF SW 1/4. & EXCEPT 2016-01839 EXEMPT BOUNDARY LINE TRANSFER TO 009-019-015-00 COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 9; THENCE S88°53'02"E, ALONG THE EAST-WEST 1/4 LINE, 1312.28 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING S88°53'02"E 663.19 FEET; THENCE S00DEG21'52"W, 1312.61 FEET TO THE SOUTH 1/16TH LINE OF SAID SECTION; THENCE N89°05'09W, ALONG SAID 1/16TH LINE, 660.72 FEET TO THE WEST 1/16TH LINE OF SAID SECTION; THENCE N00°18'29W, ALONG SAID 1/16TH LINE, 328.76 FEET; THENCE N89°01'29W, 4.70 FEET; THENCE N00DEG15'02"W, 986.15 FEET TO THE POINT OF BEGINNING. TOTAL 11.55A M/L
 5/24/16 SPLIT PART TO ADJ PIN
 FROMERLY SEC 9 T22N R8W (5*2004) N 1/2 OF SW 1/4 EXC N 52 RDS OF W 937 FT THOF & EXC S 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4 & EXC E 1/2 OF NE 1/4 OF SW 1/4.
 31.55A M/L

Split/Comb. on 06/21/2016 completed 06/21/2016 TIM 2016-01839 EXEMPT
 BOUNDARY TRANSFER;
 Parent Parcel(s): 009-009-010-00;
 Child Parcel(s): 009-009-001-40;

 5/24/16 EXEMPT BOUNDARY LINE TRANSFER TO 009-019-015-00 20A
 5/18/04 04 SPLIT 10 AC TO 010-80 FOR 05

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		11.58 Acres			5600	100		64,848
		11.58 Total Acres					Total Est. Land Value =	64,848

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.05	504	25	2,526
Wood Frame	20.80	320	25	1,664
				Total Estimated Land Improvements True Cash Value = 4,190

Cost Est. for Res. Bldg: 1 Single Family LOG Cls CD Blt 2004

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 832 SF Floor Area = 1248 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Pine Logs	Basement	832		
			Total:	155,189	100,873

Other Additions/Adjustments

Basement, Outside Entrance, Above Grade	1	1,747	1,136
Plumbing			
Average Fixture(s)	1	1,185	770
Water/Sewer			
1000 Gal Septic	1	4,386	2,851
Water Well, 50 Feet	1	3,344	2,174
Porches			
WCP (1 Story)	168	6,786	4,411
Foundation: Shallow	168	-1,161	-755
Deck			
Treated Wood	204	3,943	2,563
Balcony			

Parcel Number: 009-009-010-00

Page: 2

Wood Balcony, Roof	72	3,891	2,529
Built-Ins			
Appliance Allow.	1	1,897	1,233
Totals:		181,207	117,785

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 144,876

2026 Est. T.C.V. 009-009-010-00 = 213,914
 Est. TCV/Total Floor Area = 171.41, Most recent sale 01/01/1999 for 35,000
 2025 Assessed MBOR S.E.V. Base for Cap IRM
 92,700 92,700 92,700 62,322 2.70
 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses
 0 14,300 0 0 1,682 0
 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
 107,000 107,000 107,000 64,004 64,004 64,004

009-009-010-80	2026 Est. T.C.V.	KEMP TODD
Property Class: 401		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

T 22N R8W SEC 9, (0*2004) 10 A M/L
 COM AT THE W 1/4 COR OF SEC 9; TH S87 D 04' 31" E 429 FT ALONG THE E-W 1/4 LINE
 TO POB: TH S87D 04' 31" E 508 FT ALONG SAID E-1 1/4 LINE; TH S 01D 46' 21" W
 858 FT PARALLEL TO THE W LINE OF SEC 9; TH N 87D 04' 31" 508 FT PARALLEL TO
 SAID E-W 1/4 LINE; TH N01D 46' 21" E 858 FT PARALLEL TO SAID WEST SEC LINE TO
 POB. TOG WITH & SUBJ TO EASEMENT.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	508.00	858.00	1.0000	0.0000	110	100*		0
Residentia 8 - 17 @\$5600		10.00 Acres			5600	100		56,000
* denotes lines that do not contribute to the total acreage calculation.								
508 Actual Front Feet, 10.00 Total Acres								Total Est. Land Value = 56,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 2010

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
	3 Fixture Bath		1	-3,721	-3,163
Deck					
	w/Roof (Roof portion)		571	7,709	6,553
Garages					
Class: CD Exterior: Pole (Unfinished)					
	Base Cost		1362	28,861	24,532
Totals:				32,849	27,922

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 34,344

2026 Est. T.C.V.	009-009-010-80	=	90,344
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/09/2020 for 57,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
40,400	40,400	40,400	25,574
			2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	4,800	0	690
2026 Assessed	MBOR	S.E.V.	Capped
45,200	45,200	45,200	26,264
			26,264
			PRE/MBT
			0

009-009-010-90	2026 Est. T.C.V.	FAIRBROTHER JAMES P
Property Class: 401		1691 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 9 T22N R8W S 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4. 10A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.00	Acres		5600	100		56,000
		10.00	Total Acres				Total Est. Land Value =	56,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	31.56	120	50	1,893
D/W/P: 4in Ren. Conc.	7.33	1200	0	0
Wood Frame	24.86	120	50	1,491

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements				True Cash Value = 4,334

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1984

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1056 SF Floor Area = 1056 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,056		
			Total:	148,634	96,611

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 100 Feet	1	5,415	3,520

Porches

WGEP (1 Story)	36	5,093	3,310
WCP (1 Story)	100	4,520	2,938

Deck

Treated Wood w/Roof (Deck Portion)	300	5,085	3,305
Treated Wood w/Roof (Roof portion)	300	4,110	2,671
w/Roof (Roof portion)	576	7,776	5,054
w/Roof (Roof portion)	190	2,879	29

Garages

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

Base Cost	416	15,221	9,894

Class: CD Exterior: Pole (Unfinished)

Base Cost	672	15,994	10,396

Built-Ins

Appliance Allow.	1	1,897	1,233

Carports

Comp.Shingle	312	4,583	2,979

Totals:	226,778	145,561

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 179,040

Parcel Number: 009-009-010-90

Page: 2

2026 Est. T.C.V. 009-009-010-90

= 239,374

Est. TCV/Total Floor Area = 226.68

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
104,000	104,000	104,000	61,211	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,700	0	1,652	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
119,700	119,700	119,700	62,863	62,863	62,863

009-009-011-00	2026 Est. T.C.V.	WRIGHT JOSHUA J
Property Class: 401		1639 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 9 T22N R8W BEG 44 RDS S OF NW COR OF N 1/2 OF SW 1/4 S 6 1/2 RDS E 26 RDS
N 6 1/2 RDS W 26 RDS TO POB. 1.0563 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	107.00	429.00	1.1693	1.0177	110	100		14,005
107 Actual Front Feet, 1.05 Total Acres							Total Est. Land Value =	14,005

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1008 SF Floor Area = 1008 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,008		
			Total:	142,865	114,292

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	948
3 Fixture Bath	1	3,721	2,977

Porches

WCP (1 Story)	216	7,983	6,386
WCP (1 Story)	140	5,932	4,746
WCP (1 Story)	120	5,254	4,203

Deck

Treated Wood	144	3,146	2,517

Balcony

Wood Balcony	144	5,746	4,597

Garages

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

Base Cost	864	28,616	22,893
Storage Over Garage	384	4,527	3,622
Door Opener	2	935	748

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

Base Cost	336	15,070	12,056

Built-Ins

Appliance Allow.	1	1,897	1,518

Fireplaces

Wood Stove	1	2,107	1,686

Totals: 228,984 183,189

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCv: 225,322

2026 Est. T.C.V. 009-009-011-00 = 239,327

Est. TCv/Total Floor Area = 237.43, Most recent sale 01/24/2018 for 141,750

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
102,400	102,400	102,400	82,011	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	17,300	0	0	2,214	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
119,700	119,700	119,700	84,225	84,225	84,225

009-009-012-00	2026 Est. T.C.V.	BARNES ANDREW D
Property Class: 401		1491 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 9 T22N R8W 1 SQ ACRE IN NW COR OF N 1/2 OF SW 1/4. 1 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	214.50	214.50	0.9827	0.8557	110	100		19,841
215 Actual Front Feet,	1.06	Total Acres			Total Est.	Land Value =		19,841

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	63	0	0
Fencing: Wire Mesh, #11	3.20	212	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements	True	Cash Value =		1,000

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1548 SF Floor Area = 1548 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,548		
			Total:	173,150	103,889

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711
3 Fixture Bath	1	3,721	2,233

Water/Sewer

1000 Gal Septic	1	4,386	2,632
Water Well, 50 Feet	1	3,344	2,006

Porches

CGEP (1 Story)	50	4,369	2,621

Deck

Treated Wood	112	2,630	1,578

Garages

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

Base Cost	756	23,217	13,930
Common Wall: 1 Wall	1	-1,972	-1,183

Built-Ins

Appliance Allow.	1	1,897	1,138

Totals: 215,927 129,555

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 159,353

2026 Est. T.C.V. 009-009-012-00 = 180,194

Est. TCV/Total Floor Area = 116.40, Most recent sale 03/14/2012 for 40,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
76,700	76,700	76,700	30,076	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	13,400	0	812	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,100	90,100	90,100	30,888	30,888	30,888	

009-009-013-00	2026 Est. T.C.V.	HUBBARD GEORGE TOM JR
Property Class: 401		1563 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 9 T22N R8W BEG 274.5 FT S OF W /14 COR TH S 154.5 FT, E 214.5 FT N 154.5 FT, W 214.5 FT TO POB .7608 AC
 12/31/2019 SPLIT PART TO 009-013-90
 FORMERLY . SEC 9 T22N R8W COM 13 RDS S OF NW COR OF N 1/2 OF SW 1/4 AS PT OF BEG TH S 13 RDS; E 13 RDS; N 13 RDS; W 13 RDS TO PT OF BEG. 1.0563 A.

SPLIT PART TO 009-013-90 .2955 AC

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	154.50	214.50	1.0667	0.8557	110	100		15,513
155 Actual Front Feet,	0.76	Total Acres			Total Est.		Land Value =	15,513

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.57	80	71	1,453
Wood Frame	23.38	96	95	2,132
Total Estimated Land Improvements				3,585

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1953

(11) Heating System: Space Heater
 Ground Area = 640 SF Floor Area = 640 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	640		
			Total:	74,394	48,356

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	988	642
Water/Sewer			
1000 Gal Septic	1	4,109	2,671
Water Well, 100 Feet	1	5,150	3,347
Deck			
Treated Wood	196	3,761	2,445
Built-Ins			
Appliance Allow.	1	1,607	1,045
Porches			
CCP (1 Story)	8	346	225
Totals:		90,355	58,731

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 72,240

2026 Est. T.C.V.	009-009-013-00	=	91,338
Est. TCV/Total Floor Area = 142.72, Most recent sale 09/29/2010 for 11,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
39,200	39,200	39,200	19,083
2026 New	Eq. Adjustment	Loss	Additions
0	6,500	0	0
2026 Assessed	MBOR	S.E.V.	Capped
45,700	45,700	45,700	19,598
			Tax Adjustment
			515
			Losses
			0
			PRE/MBT
			19,598

009-009-013-90	2026 Est. T.C.V.	STOLL VICTOR
Property Class: 402		1545 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 9 T22N R8W BEG 214.5 FT S OF W1/4 COR THN S 60FT, E214.5FT, N60FT, W214.5 FT
 TO POB .2955AC
 12/32/1029 SPLIT FROM 009-009-013-00

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	60.00	214.50	1.3512	0.8557	250	100		17,344
60 Actual Front Feet,		0.29	Total Acres				Total Est. Land Value =	17,344

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.18	500	50	545

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements				5,545

2026 Est. T.C.V. 009-009-013-90 = 22,889

Est. TCV/Total Floor Area = 35.76, Most recent sale 06/22/2022 for 16,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
9,700	9,700	9,700	6,675	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,700	0	0	180	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,400	11,400	11,400	6,855	6,855	0	

009-009-014-00	2026 Est. T.C.V.	GUNNERSON MATTHEW
Property Class: 401		1571 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2011 ROLL - COMBINED PARCEL 015-00 WITH 014-00
 SEC 9 T22N R8W COM 26 RDS S OF THE NW COR OF NW 1/4 OF SW 1/4 AS PT OF BEG TH S
 13 RDS; E 26 RDS; N 39 RDS; W 13 RDS; S 26 RDS, W 13 RDS TO BEG. 4.2251 A. & SEC
 9 T22N R8W BEG 39 RDS S OF NW COR OF N 1/2 OF SW 1/4 AS PT OF BEG TH E 26 RDS; S
 6 1/2 RDS; W 26 RDS; N 6 1/2 RDS; TO BEG. 1.0563 A.

2011 ROLL COMBINED PARCEL 15-00 WITH PARENT- 14-00

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	214.50	429.00	0.9827	1.0177	110	100		23,595
Residentia 3 - 7 @\$9000		2.11 Acres			9000	100		19,008
215 Actual Front Feet, 4.22 Total Acres Total Est. Land Value =								42,603

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.26	3000	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1999

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1354 SF Floor Area = 2057 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,354		
1 Story	Siding	Overhang	26		
Total:				262,586	196,938

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Water/Sewer

1000 Gal Septic	1	4,689	3,517
Water Well, 100 Feet	1	5,734	4,300

Porches

WPP	112	3,312	2,484
WPP	180	4,565	3,424

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	23,910	17,932
Common Wall: 1 Wall	1	-2,589	-1,942
Door Opener	1	527	395
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	23,910	17,932
Class: C Exterior: Pole (Unfinished)			
Base Cost	2244	53,071	39,803

Built-Ins

Appliance Allow.	1	2,713	2,035

Breezeways

Frame Wall	48	3,240	2,430

Parcel Number: 009-009-014-00

Page: 2

Carports

Comp.Shingle

900

14,463

10,847

Totals:

406,031

304,519

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:

374,558

2026 Est. T.C.V. 009-009-014-00

= 419,536

Est. TCV/Total Floor Area = 203.96, Most recent sale 07/12/2007 for 135,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
178,500	178,500	178,500	118,267	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	31,300	0	3,193	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
209,800	209,800	209,800	121,460	121,460	121,460	

009-009-016-00 2026 Est. T.C.V. VELTEMA KYLE & TRISHA L
 Property Class: 401 1771 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 9 T22N R8W (0*2001) BEG S 01 DEG 46'21"W 1319.26 FT FROM W 1/4 COR TH S 87 DEG 16'05"E 711.46 FT, S 01 DEG 46'21"W 299.81 FT, N 87 DEG 16' 05"W 711.46 FT, N 01 DEG 46'21"E 299.81 FT TO POB. EXC BEG N01°46'21"E 1229.25 FT FROM SW COR, TH N01°46'21"E 90 FT, S87°16'05"E 218 FT. S01°46'21"W 90 FT, N87°16'05"W 218 FT TO POB.

4.45 Ac M/L.

Split on 10/14/2009 into 009-016-016-20;

Split/Comb. on 10/14/2009 completed 10/14/2009 RAY ;
 Parent Parcel(s): 009-009-016-00;
 Child Parcel(s): 009-009-016-20;

 Split/Comb. on 10/14/2009 completed 10/14/2009 RAY ;
 Parent Parcel(s): 009-009-016-00;
 Child Parcel(s): 009-016-016-20;

 06-18-2001 SPLIT 5.10 Ac TO 009-009-016-25

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	299.80	646.57	0.9038	1.1276	110	100		33,606
300 Actual Front Feet, 4.45 Total Acres Total Est. Land Value =								33,606

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	368	0	0
D/W/P: 4in Ren. Conc.	8.17	1400	0	0
Wood Frame	24.34	228	50	2,775

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				5,275

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2012

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

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

Plumbing

3 Fixture Bath	1	-4,478	-4,030

Garages

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

Base Cost	919	30,198	27,178

Totals:	25,720	23,148

Notes: HOLLY PARK # 1HP991079

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 28,472

Cost Est. for Res. Bldg: 2 Single Family 1S Cls C Blt 2020

(11) Heating System: Forced Heat & Cool
 Ground Area = 1500 SF Floor Area = 1500 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Parcel Number: 009-009-016-00

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Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,500		
			Total:	232,286	220,671
Other Additions/Adjustments					
Plumbing					
	Average Fixture(s)		1	1,422	1,351
	3 Fixture Bath		2	8,956	8,508
Water/Sewer					
	1000 Gal Septic		1	4,689	4,455
	Water Well, 100 Feet		1	5,734	5,447
Porches					
	WCP (1 Story)		36	2,691	2,556
Deck					
	Treated Wood		112	2,694	2,559
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
	Base Cost		1008	35,855	34,062
	Common Wall: 1 Wall		1	-2,589	-2,460
	Door Opener		1	527	501
Built-Ins					
	Appliance Allow.		1	2,713	2,577
			Totals:	294,978	280,227

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 344,679

2026 Est. T.C.V. 009-009-016-00					=	412,032	
Est. TCV/Total Floor Area = 274.69, Most recent sale 03/29/2011 for 63,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
176,600	176,600	176,600	138,245	2.70			
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	29,400	0	3,732	0			
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
206,000	206,000	206,000	141,977	141,977	141,977		

009-009-016-20	2026 Est. T.C.V.	VELTEMA TRISHA
Property Class: 401		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 9 T22N R8W BEG N01°46'21"E 1229.25 FT FROM SW COR, TH N01°46'21"E 90 FT,
S87°16'05"E 218 FT. S01°46'21"W 90 FT, N87°16'05"W 218 FT TO POB. .45 Ac M/L
Split on 10/14/2009 from 009-009-016-00;

Split/Comb. on 10/14/2009 completed 10/14/2009 RAY ;
Parent Parcel(s): 009-009-016-00;
Child Parcel(s): 009-009-016-20;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	90.00	218.00	1.2209	0.8592	110	100		10,386
90 Actual Front Feet, 0.45 Total Acres							Total Est. Land Value =	10,386

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	27.77	64	66	1,173
Total Estimated Land Improvements			True Cash Value =	1,173

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1960

(11) Heating System: No Heating/Cooling
Ground Area = 512 SF Floor Area = 512 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	512		
			Total:	62,698	34,482

Other Additions/Adjustments

Water/Sewer			
1000 Gal Septic	1	4,109	2,260
Totals:		66,807	36,742

Notes: GUEST COTTAGE

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 45,193

2026 Est. T.C.V. 009-009-016-20 = 56,752

Est. TCV/Total Floor Area = 110.84

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
24,100	24,100	24,100	5,558	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,300	0	150	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
28,400	28,400	28,400	5,708	5,708	0

009-009-016-25	2026 Est. T.C.V.	POLLOCK VERN
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2013-02404 BEGINNING S01DEG.46'21"W 1319.26 FEET AND S87DEG.16'05"E 711.46 FEET FROM THE WEST 1/4 CORNER OF SECTION 9, T22N, R8W., AS THE POINT OF BEGINNING; THENCE S87DEG.16'05"E 610.43 FEET; THENCE S01DEG.33'02"W 328.73 FEET; THENCE N87DEG.18'S7''W 1323.12 FEET; THENCE N 01 DEG46'21"E 30 FEET; THENCE S87DEG.16'05"E 711.46 FEET; THENCE N01DEG.46'21"E 299.81 FEET TO THE POINT OF BEGINNING. THE GRANTORS GRANT TO THE GRANTEE THE RIGHT TO MAKE 0 DIVISIONS UNDER SECTION 108 OF THE LAND DIVISION ACT, ACT NO. 288 OF P.A. OF 1967.

FORMERLY DESCRIBED AS: SEC 9 T22N R8W (0*2001) BEG S 01 DEG 46'21"W 1319.26 FT & S 87 DEG 16'05"E 711.46 FT FROM W 1/4 COR TH S 87 DEG 16'05"E 610.43 FT, S 01 DEG 33' 02"W 328.73 FT, N 87 DEG 18'57"W 1323.12FT, N 01 DEG 46'21"E 30 FT, S 87 DEG 16'05"E 711.46 FT, N 01 DEG 16'21"E 299.81 FT TO POB. 5.1A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors * 299.8' X 741.014'

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>20@	\$3800	5.10	Acres	3800	100			19,380
		5.10	Total Acres				Total Est. Land Value =	19,380

2026 Est. T.C.V.	009-009-016-25	=	19,380
Est. TCV/Total Floor Area =	37.85,	Most recent sale 05/06/2019 for	13,000
2025 Assessed	MBOR	S.E.V.	Base for Cap
9,400	9,400	9,400	7,043
			2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	300	0	190
2026 Assessed	MBOR	S.E.V.	Capped
9,700	9,700	9,700	7,233
			7,233
			PRE/MBT
			0

009-009-016-50	2026 Est. T.C.V.	POLLOCK VERN
Property Class: 401		1845 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 9 T22N R8W S 1/2 OF N 1/2 OF SW 1/4 OF SW 1/4. 10A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>20@	\$3800	10.00	Acres	3800	100			38,000
		10.00	Total Acres				Total Est. Land Value =	38,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	500	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
				Total Estimated Land Improvements True Cash Value = 1,000

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1008 SF Floor Area = 1008 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,008		
			Total:	123,461	86,422

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	829

Water/Sewer

1000 Gal Septic	1	4,386	3,070
Water Well, 100 Feet	1	5,415	3,790

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	960	20,966	14,676

Built-Ins

Appliance Allow.	1	1,897	1,328

Fireplaces

Wood Stove	1	2,107	1,475

Deck

Treated Wood	18	789	552
w/Roof (Roof portion)	240	3,466	2,426

Totals: 163,672 114,568

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 140,919

2026 Est. T.C.V. 009-009-016-50 = 179,919

Est. TCV/Total Floor Area = 178.49, Most recent sale 05/02/2012 for 52,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
79,900	79,900	79,900	54,175	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,100	0	1,462	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
90,000	90,000	90,000	55,637	55,637	0

009-009-017-00	2026 Est. T.C.V.	MUELLER BRENDA S & SABOV MARK K
Property Class: 401		9820 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 9 T22N R8W W 1/2 OF SE 1/4 OF SW 1/4 OF SW 1/4. 5A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	658.25	0.8823	1.1326	110	100		36,276
330 Actual Front Feet,	4.99	Total Acres			Total Est.		Land Value =	36,276

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl, 2 Rail	17.83	200	0	0
D/W/P: Asphalt Paving	3.10	4500	0	0
D/W/P: 4in Concrete	6.96	1000	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 1988

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1456 SF Floor Area = 1872 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	832		
1 Story	Siding	Crawl Space	624		
1 Story	Siding	Overhang	208		
		Total:		250,767	163,000

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 100 Feet	1	5,734	3,727

Porches

WGEP (1 Story)	128	12,044	7,829
WCP (1 Story)	256	9,738	6,330

Deck

Treated Wood	256	4,692	3,050
w/Roof (Roof portion)	320	4,838	3,145

Garages

Class: C Exterior: Pole (Finished)

Base Cost	960	30,893	20,080
Door Opener	2	1,054	685

Class: C Exterior: Pole (Finished)

Door Opener	2	1,054	685
Base Cost	2100	65,583	42,629

Class: C Exterior: Pole (Unfinished)

Base Cost	960	23,434	15,232
No Concrete Floor	960	-6,250	-4,063

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Parcel Number: 009-009-017-00

Page: 2

Wood Stove	2	5,006	3,254

Totals:	428,276	278,382

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 342,409

2026 Est. T.C.V. 009-009-017-00	=	381,060

Est. TCV/Total Floor Area = 203.56, Most recent sale 10/30/2020 for 260,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
164,700	164,700	164,700	140,313	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	25,800	0	3,788	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
190,500	190,500	190,500	144,101	144,101	144,101

009-009-017-30	2026 Est. T.C.V.	SILVERS JOSEPH P & KIM
Property Class: 401		9900 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 9 T22N R8W SW 1/4 OF SW 1/4 OF SW 1/4. 10A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.00	Acres		5600	100		56,000
		10.00	Total Acres				Total Est. Land Value =	56,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.60	900	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/FARAR/BARWOSPTSL	4.47	1400	50	3,129
Total Estimated Land Improvements				True Cash Value = 4,079

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1984

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1120 SF Floor Area = 1400 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,120		
			Total:	142,391	92,554

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	642

Water/Sewer

1000 Gal Septic	1	4,109	2,671
Water Well, 100 Feet	1	5,150	3,347

Porches

WSEP (1 Story)	200	8,586	5,581
WCP (1 Story)	48	2,619	1,702

Garages

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

Base Cost	576	18,657	12,127
No Concrete Floor	720	-3,931	-2,555

Built-Ins

Appliance Allow.	1	1,607	1,045

Breezeways

Frame Wall	240	12,468	8,104

Totals: 192,644 125,218

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 154,018

Ag. Bld 1 0, 4 Wall Barn, General Purpose Class:D,Pole Quality:Average
Height: 14 ft

Description	Rate	Size	Cost New
Base Cost	26.81	900	24,129
Default Walls	9.45	900	8,505

Parcel Number: 009-009-017-30

Page: 2

Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40	Depr. Cost =	13,054
Unit in Place Item(s)	Rate	Quantity/Area
/A22/U00CL	3.64	420
ECF (4012 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 1 =	13,634

Ag. Bld 2 0, No-Wall Loafing Shed	Class:D,Pole	Quality:Low Cost
Height: 10 ft		

Description	Rate	Size	Cost New
Base Cost	4.31	432	1,862

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45	Depr. Cost =	838
ECF (4012 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 2 =	779

Total Estimated True Cash Value of Agricultural Buildings	=	14,413

2026 Est. T.C.V. 009-009-017-30	=	228,510

Est. TCV/Total Floor Area = 163.22, Most recent sale 10/01/1995 for 52,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
99,600	99,600	99,600	39,558	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,700	0	1,068	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
114,300	114,300	114,300	40,626	40,626	40,626

009-009-018-00	2026 Est. T.C.V.	PANASIEWICZ WILLIAM & KAREN TRUST
Property Class: 401		9780 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 9 T22N R8W E 1/2 OF SE 1/4 OF SW 1/4 OF SW 1/4. 5 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	658.00	0.8823	1.1325	110	100		36,272
330 Actual Front Feet,	4.99	Total Acres			Total Est.		Land Value =	36,272

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	672	50	1,041
D/W/P: 3.5 Concrete	6.58	65	50	214
Wood Frame	26.71	150	50	2,003
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/CHALF/06'/211	20.20	275	50	2,777
Total Estimated Land Improvements				True Cash Value = 6,035

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1152 SF Floor Area = 1152 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,152		
			Total:	171,756	111,647

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 100 Feet	1	5,734	3,727

Deck

Treated Wood	256	4,692	3,050

Garages

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

Base Cost	576	23,910	15,541
Common Wall: 1 Wall	1	-2,589	-1,683

Class: CD Exterior: Pole (Unfinished)

Base Cost	1120	23,733	15,426

Built-Ins

Appliance Allow.	1	2,713	1,763

Totals: 239,056 155,390

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 191,130

2026 Est. T.C.V. 009-009-018-00 = 233,437

Est. TCV/Total Floor Area = 202.64, Most recent sale 11/01/1995 for 77,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
99,400	99,400	99,400	55,947	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	17,300	0	1,510	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
116,700	116,700	116,700	57,457	57,457	57,457	

009-009-019-00	2026 Est. T.C.V.	ODELL LAURA
Property Class: 401		9710 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 9 T22N R8W (2*2005) S1/2 PCL A AS SHOWN IN BOOK OF SURVEYS S-1 PGS 539-540.
4.995 A.

05 Split 4.995 Ac to 019-15 for 06

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	659.34	0.8823	1.1331	110	100		36,291
330 Actual Front Feet, 5.00 Total Acres							Total Est. Land Value =	36,291

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	168	0	0
D/W/P: Asphalt Paving	3.10	3500	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1985

(11) Heating System: Forced Heat & Cool
Ground Area = 1464 SF Floor Area = 1464 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,464		
			Total:	216,218	140,569

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 100 Feet	1	5,734	3,727

Porches

CCP (1 Story)	180	5,054	3,285
WCP (1 Story)	192	8,262	5,370

Garages

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

Base Cost	576	23,910	15,541
Common Wall: 1 Wall	1	-2,589	-1,683

Class: C Exterior: Pole (Unfinished)

Base Cost	960	23,434	15,232

Built-Ins

Appliance Allow.	1	2,713	1,763

Totals: 293,325 190,687

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 234,545

2026 Est. T.C.V. 009-009-019-00 = 273,211

Est. TCV/Total Floor Area = 186.62, Most recent sale 05/25/2017 for 135,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
116,300	116,300	116,300	79,756	2.70

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-009-019-00

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0	20,300	0	0	2,153	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
136,600	136,600	136,600	81,909	81,909	81,909

009-009-019-15
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

VIPPERMAN MARK & LESLIE
9740 W JENNINGS RD
LAKE CITY, MI 49651

2017-02351 COMMENCING AT THE S1/4 CORNER OF SECTION 9, T22N, R8W; THENCE N87DEG27'35"W 1326.81 FEET ALONG THE SOUTH LINE OF SAID SECTION 9 TO A POINT ON THE WEST 1/8 LINE OF SAID SECTION 9; THENCE N01DEG33'20"E 657.46 FEET ALONG SAID W 1/8 LINE TO THE POINT OF BEGINNING; THENCE N01DEG33'22"E 657.46 FEET ALONG SAID W 1/8 LINE TO A POINT ON SOUTH 1/8 LINE OF SAID SECTION 9; THENCE S87DEG16'05"E 330.47 FEET ALONG THE SOUTH 1/8 LINE; THENCE S01DEG30'03"W 656.91 FEET; THENCE N87DEG21'53"W 331.09 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 33 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES LYING 33 FEET EAST OF AND ADJACENT TO A LINE MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 9, T22N, R8W; THENCE WEST 1326.81 FEET ALONG THE SOUTH LINE OF SECTION 9 TO A POINT ON THE WEST 1/8 LINE OF SAID SECTION 9 AND THE POINT OF BEGINNING; THENCE N01DEG33'20"E 657.46 FEET ALONG SAID W 1/8 LINE TO THE POINT OF ENDING AND

BEGINNING AT THE W 1/4 CORNER OF SECTION 9, T22N, R8W; THENCE S88DEG53'02"E ALONG THE EAST-WEST 1/4 LINE 1312.28 FEET TO THE POINT OF BEGINNING; THENCE S88DEG53'02"E 663.19 FEET; THENCE S00DEG21'52"W 1312.61 FEET TO THE SOUTH 1/16TH LINE OF SAID SECTION; THENCE N89DEG05'09"W ALONG SAID 1/16TH LINE 660.72 FEET TO THE WEST 1/16TH LINE OF SAID SECTION; THENCE N00DEGL8'29"W ALONG SAID 1/16TH LINE 328.76 FEET; THENCE N89DEG01'29"W 4.70 FEET; THENCE N00DEG15'02"W 986.15 FEET TO THE POINT OF BEGINNING.

FORMERLY DESCRIBED AS SEC 9 T22N R8W (0*2005) N1/2 OF PCL A AS SHOWN IN BOOK OF SURVEYS S-1 PGS 539-540 4.995 A M/L AND 2016-01839 EXEMPT BOUNDARY LINE TRANSFER FROM 009-010-00 TO 009-019-015-00 COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 9; THENCE S88°53'02"E, ALONG THE EAST-WEST 1/4 LINE, 1312.28 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING 588°53'02"E 663.19 FEET; THENCE S00DEG21'52"W, 1312.61 FEET TO THE SOUTH 1/16TH LINE OF SAID SECTION; THENCE N89°05'09"W, ALONG SAID 1/16TH LINE, 660.72 FEET TO THE WEST 1/16TH LINE OF SAID SECTION; THENCE N00°18'29"W, ALONG SAID 1/16TH LINE, 328.76 FEET; THENCE N89°01'29"W, 4.70 FEET; THENCE N00DEG15'02"W, 986.15 FEET TO THE POINT OF BEGINNING. 19.97 A M/L TOTAL 24.965 A M/L

2016-01839 EXEMPT BOUNDARY TRANSFER FROM 009-010-00 19.97A
05 SPLIT 4.995 FROM 009-019-00 FOR 06

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors * 330' X 659.34'

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residential 18	-29	@\$5000	24.97 Acres	5000	100			124,825
24.97 Total Acres Total Est. Land Value =								124,825

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	18.08	100	0	0
D/W/P: 4in Concrete	6.96	500	0	0
D/W/P: Patio Blocks	15.58	471	0	0
D/W/P: Crushed Rock	2.26	1000	0	0
Wood Frame	27.96	120	50	1,677
Wood Frame	27.63	128	50	1,768

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
OUTDOOR FURNACE	2,500.00	1	90	2,250
Total Estimated Land Improvements True Cash Value =				8,070

Cost Est. for Res. Bldg: 1 Single Family HUD

Cls C 10 Blt 2005

(11) Heating System: Forced Heat & Cool

Ground Area = 1344 SF Floor Area = 1344 SF.

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

Building Areas

Parcel Number: 009-009-019-15

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Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,344		
			Total:	204,323	163,466
Other Additions/Adjustments					
Plumbing					
	Average Fixture(s)		1	1,422	1,138
	3 Fixture Bath		1	4,478	3,582
	Separate Shower		1	1,310	1,048
Water/Sewer					
	1000 Gal Septic		1	4,689	3,751
	Water Well, 100 Feet		1	5,734	4,587
Deck					
	Treated Wood w/Roof (Deck Portion)		128	2,977	2,382
	Treated Wood w/Roof (Roof portion)		128	2,237	1,790
	Treated Wood		70	2,038	1,630
	Treated Wood		9	403	322
	w/Roof (Roof portion)		400	6,032	4,826
Garages					
Class: C Exterior: Pole (Unfinished)					
	Base Cost		960	23,434	18,747
	Door Opener		2	1,054	843
Built-Ins					
	Appliance Allow.		1	2,713	2,170
Fireplaces					
	Prefab 1 Story		1	2,542	2,034
			Totals:	265,386	212,316

Notes: 2005 REDMAN MHD. ADDED FP 2011

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 210,193

2026 Est. T.C.V. 009-009-019-15				=	343,088
Est. TCV/Total Floor Area = 255.27, Most recent sale 07/28/2017 for 166,500					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
132,000	132,000	132,000	95,460	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	39,500	0	0	2,577	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
171,500	171,500	171,500	98,037	98,037	98,037

009-009-019-25 2026 Est. T.C.V. SHETENHELM LARRY LE
 Property Class: 402 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 9 T22N R8W PCL B AS RECORDED IN BOOK OF SURVEYS S-1 PGS 539-540 EXC S 400
 FT THOF. 6.9341 A.
 9/20/2022 SPLIT PART TO 009-019-40
 FORMERLY . SEC 9 T22N R8W PCL B AS SHOWN IN BOOK OF SURVEYS S-1 PGS 539-540.
 9.98 A.

Split/Comb. on 09/20/2022 completed 09/20/2022 TIM ;
 Parent Parcel(s): 009-009-019-25;
 Child Parcel(s): 009-009-019-40;

 Split from tract on 07-29-09. Parent pcl 57-009-009-019-50

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	331.67	910.69	0.8812	1.2284	110	100		39,492
332 Actual Front Feet, 6.93 Total Acres							Total Est. Land Value =	39,492

2026 Est. T.C.V. 009-009-019-25	=	39,492
Est. TCV/Total Floor Area = 29.38, Most recent sale 07/27/2021 for 35,000		
2025 Assessed	MBOR	S.E.V.
16,200	16,200	16,200
		7,895
2026 New Eq. Adjustment	Loss	Additions
0	3,500	0
		213
2026 Assessed	MBOR	S.E.V.
19,700	19,700	19,700
		8,108
		8,108
		8,108

009-009-019-40 2026 Est. T.C.V. SHETENHELM LARRY LE
 Property Class: 401 9634 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

S 400 FT OF PCL B OF THE SURVEY RECORDED IN LIBER S-1 P 539-540.
 SPLIT ON 09/20/2022 FROM 009-009-019-25.

Split/Comb. on 09/20/2022 completed 09/20/2022 TIM ;
 Parent Parcel(s): 009-009-019-25;
 Child Parcel(s): 009-009-019-40;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	331.70	400.00	0.8812	1.0000	110	100		32,152
332 Actual Front Feet,	3.05	Total Acres			Total Est.	Land Value =		32,152

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.18	1000	50	1,090
D/W/P: 3.5 Concrete	6.16	16	50	49
Total Estimated Land Improvements			True Cash Value =	1,139

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2024

(11) Heating System: Radiant (in-floor)
 Ground Area = 784 SF Floor Area = 784 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	784		
			Total:	98,884	97,894

Other Additions/Adjustments

Plumbing	Average Fixture(s)	1	1,185	1,173

Water/Sewer	1000 Gal Septic	1	4,386	4,342
	Water Well, 100 Feet	1	5,415	5,361

Porches	WCP (1 Story)	224	8,147	8,066

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)	Base Cost	672	23,910	23,671
Common Wall: 1 Wall	1	-2,421	-2,397	
Door Opener	1	468	463	

Built-Ins

Appliance Allow.	1	1,897	1,878

Totals: 141,871 140,451

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 172,755

2026 Est. T.C.V. 009-009-019-40 = 206,046

Est. TCV/Total Floor Area = 262.81

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
88,500	88,500	88,500	71,615	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	14,500	0	1,933	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
103,000	103,000	103,000	73,548	73,548	73,548	

009-009-019-50	2026 Est. T.C.V.	SPRIK RYDDER L & BRENDA
Property Class: 401		9570 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 9 T22N R8W PCL C AS SHOWN IN BOOK OF SURVEYS S-1 PGS 539-540. 9.97 A.

Tract division on 07-29-09 of Parcel 009-009-019-25.
2 Pcl's remaining 009-019-50 & 009-009-019-75

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		9.72 Acres	5600	100				54,432
Residentia ROAD @ ZERO		0.25 Acres	0	100				0
		9.97 Total Acres			Total Est. Land Value =			54,432

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.96	192	50	2,396
Wood Frame	28.80	100	50	1,440
Total Estimated Land Improvements				True Cash Value = 3,836

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C Blt 2018

(11) Heating System: Forced Heat & Cool
Ground Area = 1152 SF Floor Area = 2304 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	1,152		
			Total:	267,173	248,469

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,322
3 Fixture Bath	2	8,956	8,329

Water/Sewer

1000 Gal Septic	1	4,689	4,361
Water Well, 100 Feet	1	5,734	5,333

Built-Ins

Appliance Allow.	1	2,713	2,523

Totals: 290,687 270,337

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 332,515

2026 Est. T.C.V. 009-009-019-50 = 390,783

Est. TCV/Total Floor Area = 169.61, Most recent sale 12/31/2015 for 15,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
168,500	168,500	168,500	117,592	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	26,900	0	0	3,174	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
195,400	195,400	195,400	120,766	120,766	120,766	

009-009-019-75	2026 Est. T.C.V.	SPRIK BRENDA & RYDDER
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 9 T22N R8W PCL D AS SHOWN IN BOOK OF SURVEYS S-1 PGS 539-540. 9.96 A.

Part of tract that includes parent parcel 57-009-009-019-50 0 Div allocated to this pcl

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors * 330' X 1317.36'						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600		9.73 Acres	5600	100		54,488
Residentia ROAD @ ZERO		0.25 Acres	0	100		0
		9.98 Total Acres	Total Est. Land Value =			54,488

Cost Est. for Res. Bldg: 1	Single Family	GRG	Cls	C	Blt	2020

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

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

Plumbing

3 Fixture Bath	1	-4,478	-4,254

Garages

Class: C Exterior: Pole (Unfinished)			
Base Cost	1800	42,570	40,441

Totals:	38,092	36,187

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	44,510

2026 Est. T.C.V. 009-009-019-75	=	98,998
Est. TCV/Total Floor Area = 0.00, Most recent sale 06/10/2019 for 25,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
44,300 44,300 44,300 28,073 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 5,200 0 0 757 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
49,500 49,500 49,500 28,830 28,830 28,830		

009-009-020-00	2026 Est. T.C.V.	WHITAKER BOBBY
Property Class: 401		9440 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 9 T22N R8W SW 1/4 OF NW 1/4 OF SE 1/4. AND E 1/2 OF NE 1/4 OF SW 1/4.
(0*1997) 30A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3800	30.00	Acres	3800	100			114,000
		30.00	Total Acres				Total Est. Land Value =	114,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.60	100	50	1,280
Wood Frame	31.77	60	50	953
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
				Total Estimated Land Improvements True Cash Value = 3,183

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 896 SF Floor Area = 1120 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	896		
			Total:	129,019	103,216

Other Additions/Adjustments

Basement, Outside Entrance, Above Grade	1	1,747	1,398
Plumbing			
Average Fixture(s)	1	1,185	948
Water/Sewer			
1000 Gal Septic	1	4,386	3,509
Water Well, 100 Feet	1	5,415	4,332
Porches			
WCP (1 Story)	320	9,853	7,882
WCP (1 Story)	384	11,804	9,443
WPP	312	4,914	3,931
Deck			
Treated Wood	64	1,908	1,526
w/Roof (Roof portion)	324	4,429	3,543
Built-Ins			
Appliance Allow.	1	1,897	1,518
Garages			
Class: CD Exterior: Pole (Unfinished)			
Base Cost	1380	29,242	23,394
	Totals:	205,799	164,640

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 202,507

Cost Est. for Res. Bldg: 2 Single Family GRG Cls CD Blt 1995

(11) Heating System: Space Heater
Ground Area = 0 SF Floor Area = 0 SF.

Parcel Number: 009-009-020-00

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

Building Areas

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

Porches

CCP (1 Story)			40	1,222	978

Garages

Class: CD Exterior: Pole (Finished)

Base Cost			576	18,829	15,063

Fireplaces

Wood Stove			1	2,107	1,686

Deck

w/Roof (Roof portion)			144	2,265	1,812

Totals:				24,423	19,539

Notes: GRG WORKSHOP

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:					24,033

2026 Est. T.C.V. 009-009-020-00	=	343,723

Est. TCV/Total Floor Area = 306.90

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
154,900	154,900	154,900	94,594	2.70	
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	17,000	0	0	2,554	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
171,900	171,900	171,900	97,148	97,148	97,148

009-009-020-70	2026 Est. T.C.V.	JENEMA JUDY
Property Class: 401		9428 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 9 T22N R8W NW 1/4 OF SW 1/4 OF SE 1/4. 10A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.00	Acres		5600	100		56,000
		10.00	Total Acres				Total Est. Land Value =	56,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	200	0	0
Wood Frame	22.96	360	50	4,133
Wood Frame	24.96	192	50	2,396

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements				8,904

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

(11) Heating System: Forced Air w/ Ducts , Wood Furnace Add-On

Ground Area = 1612 SF Floor Area = 1612 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	832		
1 Story	Siding	Basement	780		
		Total:		232,659	151,229

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 100 Feet	1	5,734	3,727

Deck

Treated Wood	128	2,977	1,935
w/Roof (Roof portion)	180	3,022	1,964
w/Roof (Roof portion)	300	4,542	2,952

Garages

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

Basement Garage: 2 Car	1	3,863	2,511
Door Opener	2	1,054	685

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Totals: 272,388 177,052

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 217,774

2026 Est. T.C.V. 009-009-020-70 = 282,678

Est. TCV/Total Floor Area = 175.36, Most recent sale 09/12/2017 for 175,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
122,000	122,000	122,000	84,103	2.70

Parcel Number: 009-009-020-70

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2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,300	0	0	2,270	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	141,300	141,300	141,300	86,373	86,373	86,373

009-009-021-00	2026 Est. T.C.V.	NILES DAVID M ETAL
Property Class: 401		9490 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 9 T22N R8W S 16 RDS OF W 9 RDS OF W 1/2 OF W 1/2 OFSE 1/4. .9 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	148.50	264.00	1.0773	0.9013	110	100		15,861
149 Actual Front Feet,	0.90	Total Acres			Total Est.		Land Value =	15,861

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.18	400	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1974

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1056 SF Floor Area = 1056 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,056		
Total:				128,622	83,603

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 100 Feet	1	5,415	3,520

Built-Ins

Appliance Allow.	1	1,897	1,233

Totals: 141,505 91,977

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 113,132

2026 Est. T.C.V. 009-009-021-00 = 129,943

Est. TCV/Total Floor Area = 123.05

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
55,200	55,200	55,200	32,328	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,800	0	0	872	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
65,000	65,000	65,000	33,200	33,200	0	

009-009-022-00	2026 Est. T.C.V.	DADO ANDREW W & SANDRA L TRUST
Property Class: 401		9410 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 9 T22N R8W E 168.5 FT OF S 264 FT OF W 1/2 OF W 1/20F SE 1/4 EXC E 74.25 FT THOF. .5712A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	94.25	264.00	1.2069	0.9013	110	100		11,278
94 Actual Front Feet, 0.57 Total Acres							Total Est. Land Value =	11,278

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	17.02	80	0	0
D/W/P: 4in Concrete	6.47	354	0	0
Wood Frame	25.60	100	50	1,280
Wood Frame	23.39	160	50	1,871
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				4,101

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1164 SF Floor Area = 1164 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	884		
1 Story	Siding	Crawl Space	280		
		Total:		158,060	102,738

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,185	770

Water/Sewer			
1000 Gal Septic	1	4,386	2,851
Water Well, 100 Feet	1	5,415	3,520

Porches			
WCP (1 Story)	110	4,894	3,181

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	21,439	13,935
Common Wall: 1 Wall	1	-2,421	-1,574

Built-Ins

Appliance Allow.	1	1,897	1,233

Totals: 194,855 126,654

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 155,784

2026 Est. T.C.V. 009-009-022-00 = 171,163

Est. TCV/Total Floor Area = 147.05

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
73,000	73,000	73,000	45,188	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,600	0	1,220	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
85,600	85,600	85,600	46,408	46,408	46,408

009-009-023-00	2026 Est. T.C.V.	HENDRICKSON NOAH ADAM
Property Class: 401		9400 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 9 T22N R8W S 16 RDS OF E 4 1/2 RDS OF S 1/2 OF S 1/2 OF W 1/2 OF W 1/2 OF SE 1/4. .45 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	74.00	264.00	1.2822	0.9013	110	100		9,407
74 Actual Front Feet, 0.45 Total Acres							Total Est. Land Value =	9,407

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	2000	50	6,960
D/W/P: 3.5 Concrete	6.58	100	50	329
Wood Frame	37.80	48	95	1,723
Total Estimated Land Improvements True Cash Value =				9,012

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

(11) Heating System: Forced Heat & Cool
 Ground Area = 840 SF Floor Area = 1176 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	672		
1 Story	Siding	Crawl Space	168		
			Total:	167,681	117,377

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 100 Feet	1	5,734	4,014

Deck

Treated Wood	32	1,353	947

Garages

Class: C Exterior: Pole (Unfinished)			
Base Cost	768	19,776	13,843

Built-Ins

Appliance Allow.	1	2,713	1,899

Totals:	203,368	142,357

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 175,099

2026 Est. T.C.V. 009-009-023-00 = 193,518

Est. TCV/Total Floor Area = 164.56, Most recent sale 12/06/2023 for 185,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
83,100	83,100	83,100	74,747	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,700	0	0	2,018	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
96,800	96,800	96,800	76,765	76,765	76,765	

009-009-024-00	2026 Est. T.C.V.	BURCH PHILIP & SHELLY
Property Class: 401		9450 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 9 T22N R8W SW 1/4 OF SW 1/4 OF SE 1/4 EXC E 168.5 FT OF S 264 FT THOF &
EXC S 16 RDS OF W 9 RDS THOF. 8.0788A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	663.00	530.21	0.7411	1.0730	110	100		57,994
663 Actual Front Feet, 8.07 Total Acres							Total Est. Land Value =	57,994

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C Blt 1973

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1056 SF Floor Area = 1056 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,056		
			Total:	167,752	117,428

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 100 Feet	1	5,734	4,014

Porches

CPP	25	758	531
CPP	36	1,011	708

Garages

Class: C Exterior: Pole (Unfinished)			
Base Cost	768	19,776	13,843
No Concrete Floor	768	-5,000	-3,500

Built-Ins

Appliance Allow.	1	2,713	1,899

Totals:	198,855	139,200

Notes: MODULAR

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 171,216

2026 Est. T.C.V. 009-009-024-00 = 230,150

Est. TCV/Total Floor Area = 217.95, Most recent sale 07/28/2009 for 98,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
96,900	96,900	96,900	46,968	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	18,200	0	0	1,268	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
115,100	115,100	115,100	48,236	48,236	48,236

009-009-026-00	2026 Est. T.C.V.	WEBSTER JOHNATHON
Property Class: 401		9332 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 9 T22N R8W S 230 FT OF E 158 1/2 FT OF W 317 FT OF E 1/2 OF SW 1/4 OF SE
1/4. .8369 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	158.00	230.00	1.0607	0.8708	110	100		16,053
158 Actual Front Feet,	0.83	Total Acres			Total Est. Land Value =			16,053

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.78	48	95	1,312
Total Estimated Land Improvements		True Cash Value =		1,312

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D 5 Blt 1967

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1008 SF Floor Area = 1008 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,008		
			Total:	114,845	74,646

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	949	617

Water/Sewer

1000 Gal Septic	1	3,947	2,566
Water Well, 100 Feet	1	4,946	3,215

Porches

CGEP (1 Story)	240	11,383	7,399

Garages

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

Base Cost	624	21,253	13,814

Class: CD Exterior: Pole (Unfinished)

Base Cost	576	13,743	8,933

Built-Ins

Appliance Allow.	1	1,543	1,003

Fireplaces

Exterior 1 Story	1	4,680	3,042

Breezeways

Frame Wall	96	4,790	3,113

Totals: 182,079 118,348

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 145,568

2026 Est. T.C.V. 009-009-026-00 = 162,933

Est. TCV/Total Floor Area = 161.64, Most recent sale 01/05/2024 for 145,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
71,800	71,800	71,800	71,800	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	9,700	0	0	1,938	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
81,500	81,500	81,500	73,738	73,738	73,738	

009-009-027-00	2026 Est. T.C.V.	LIZOTTE ROBERT GILLES
Property Class: 401		9366 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 9 T22N R8W S 264 FT OF W 158 1/2 FT OF E 1/2 OF W 1/2 OF SE 1/4. .9606 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	158.00	264.00	1.0607	0.9013	110	100		16,616
158 Actual Front Feet,	0.96	Total Acres			Total Est.		Land Value =	16,616

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	288	0	0
Wood Frame	23.22	336	50	3,901

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements		True	Cash Value =	6,401

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 1983

(11) Heating System: Forced Heat & Cool
 Ground Area = 1080 SF Floor Area = 1080 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,080		
			Total:	152,895	107,027

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 100 Feet	1	5,734	4,014

Deck

Treated Wood	264	4,792	3,354
Treated Wood	80	2,182	1,527

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	576	16,111	11,278

Built-Ins

Appliance Allow.	1	2,713	1,899

Totals: 195,016 136,511

Notes: REDMAN

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 135,146

2026 Est. T.C.V. 009-009-027-00 = 158,163

Est. TCV/Total Floor Area = 146.45, Most recent sale 10/21/2005 for 84,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
62,600	62,600	62,600	24,272	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	16,500	0	0	655	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
79,100	79,100	79,100	24,927	24,927	24,927

009-009-028-00	2026 Est. T.C.V.	RICHARDSON CODY & KATHERINE
Property Class: 401		9350 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 9 T22N R8W NE 1/4 OF SW 1/4 OF SE 1/4. 10 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.00	Acres		5600	100		56,000
		10.00	Total Acres				Total Est. Land Value =	56,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	827	0	0
D/W/P: 4in Concrete	6.96	759	0	0
D/W/P: Patio Blocks	15.58	90	0	0
Wood Frame	22.54	400	50	4,508
Wood Frame	23.72	288	50	3,415

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
				Total Estimated Land Improvements True Cash Value = 10,423

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

(11) Heating System: Forced Heat & Cool

Ground Area = 1451 SF Floor Area = 1642 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	765		
1 Story	Siding	Basement	450		
1 Story	Siding	Slab	170		
1 Story	Siding	Slab	66		
		Total:		237,263	154,221

Other Additions/Adjustments

Recreation Room	927	17,585	11,430
Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911
2 Fixture Bath	1	2,996	1,947

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 100 Feet	1	5,734	3,727

Porches

WCP (1 Story)	136	6,438	4,185
CGEP (1 Story)	198	13,042	8,477

Garages

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

Base Cost	576	21,479	13,961
Common Wall: 1 Wall	1	-2,139	-1,390

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

Base Cost	560	23,470	15,255

Class: C Exterior: Pole (Unfinished)

Base Cost	1200	28,380	18,447

Built-Ins

Appliance Allow.	1	2,713	1,763

Parcel Number: 009-009-028-00

Page: 2

Deck

Treated Wood

1009

12,855

8,356

Totals:

383,132

249,035

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:

306,313

2026 Est. T.C.V. 009-009-028-00

= 372,736

Est. TCV/Total Floor Area = 227.00, Most recent sale 09/12/2025 for 425,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
148,100	148,100	148,100	72,743	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
20,700	17,600	0	20,700	92,957	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
186,400	186,400	186,400	95,407	186,400	186,400	

009-009-029-00	2026 Est. T.C.V.	WHITMOYER DANIEL & CORRINA
Property Class: 401		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 9 T22N R8W SE 1/4 OF NW 1/4 OF SE 1/4. 10 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.00	Acres		5600	100		56,000
		10.00	Total Acres				Total Est. Land Value =	56,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.03	124	50	1,366
Wood Frame	31.07	16	50	248
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,564

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 1994

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
	Average Fixture(s)		1	988	790
Water/Sewer					
	1000 Gal Septic		1	4,109	3,287
	Water Well, 50 Feet		1	3,344	2,675
Garages					
Class: D Exterior: Pole (Finished)					
	Base Cost		576	16,312	13,050
Built-Ins					
	Appliance Allow.		1	1,607	1,286
Fireplaces					
	Wood Stove		1	1,745	1,396
Deck					
	w/Roof (Roof portion)		400	4,900	3,920
Totals:				33,005	26,404

Notes: USED AS DWELLING - NO EGRESS. (FRONT DOOR ONLY)

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 32,477

2026 Est. T.C.V. 009-009-029-00	=	91,041
Est. TCV/Total Floor Area = 0.00, Most recent sale 07/06/2015 for 42,500		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
40,600 40,600 40,600 23,170 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 4,900 0 0 625 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
45,500 45,500 45,500 23,795 23,795 0		

009-009-030-01	2026 Est. T.C.V.	VANDERMEER DAVID L & JOSHUA
Property Class: 401		9630 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

N 1/2 OF THE NW 1/4 OF SE 1/4 SEC 9 T22N R8W 20A.
 COMBINED ON 06/26/2024 FROM 009-009-020-35, 009-009-030-00;

Split/Comb. on 06/26/2024 completed 06/26/2024 TIM ;
 Parent Parcel(s): 009-009-020-35, 009-009-030-00;
 Child Parcel(s): 009-009-030-01;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3800	20.00	Acres	3800	100			76,000
		20.00	Total Acres				Total Est. Land Value =	76,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 2025

(11) Heating System: No Heating/Cooling
 Ground Area = 2426 SF Floor Area = 2426 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,426		
			Total:	246,778	244,310

Other Additions/Adjustments

Totals: 246,778 244,310

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 300,501
 10% Completed => Est. True Cash Value 2026 = 30,050

2026 Est. T.C.V. 009-009-030-01 = 106,050

Est. TCV/Total Floor Area = 43.71

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
37,000	37,000	37,000	28,146	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
15,000	1,000	0	15,000	759	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
53,000	53,000	53,000	43,905	43,905	43,905	

009-009-031-00	2026 Est. T.C.V.	EISING TERRY V JR
Property Class: 401		9310 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 9 T22N R8W SE 1/4 OF SW 1/4 OF SE 1/4 EXC BEG AT SW COR TH E 317 FT, N 230 FT, W 158.5 FT, N34 FT, W 158.5 FT, S264 FT TO POB. 8.2025A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	346.60	538.92	0.7409	1.0774	110	100		30,435
A 200' @ 110/FF	317.00	538.92	0.7409	1.0774	110	100		27,835
664 Actual Front Feet, 8.21 Total Acres							Total Est. Land Value =	58,270

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	12.46	135	50	841
Wood Frame	18.53	320	50	2,965
Total Estimated Land Improvements				True Cash Value = 3,806

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C -5 Blt 1977

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1004 SF Floor Area = 1394 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	780		
1 Story	Siding	Crawl Space	224		
			Total:	180,252	117,175

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 100 Feet	1	5,734	3,727

Porches

WCP (1 Story)	36	2,691	1,749
WSEP (1 Story)	260	13,052	8,484

Deck

Treated Wood	48	1,667	1,084
Treated Wood	24	1,075	699
w/Roof (Roof portion)	180	3,022	1,964

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	910	22,468	14,604

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Totals:	248,168	161,320

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	198,424

2026 Est. T.C.V. 009-009-031-00	=	260,500

Est. TCV/Total Floor Area = 186.87, Most recent sale 02/21/2014 for 102,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM

Parcel Number: 009-009-031-00

Page: 2

	110,400	110,400	110,400	70,084	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,900	0	0	1,892	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	130,300	130,300	130,300	71,976	71,976	71,976

009-009-032-00	2026 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 9 T22N R8W SE 1/4 OF SE 1/4. 40 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3800	40.00	Acres	3800	100			152,000
		40.00	Total Acres				Total Est. Land Value =	152,000

2026 Est. T.C.V. 009-009-032-00 = 152,000

Est. TCV/Total Floor Area = 109.04

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
74,000	74,000	74,000	20,971	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,000	0	566	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
76,000	76,000	76,000	21,537	21,537	0	

009-009-033-00 2026 Est. T.C.V. INDIAN LAKES L C
 Property Class: 402 OAK LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 9 T22N R8W GOV'T LOT 5 EXC DUCK POINT PLAT & EXC BEG AT SW COR DUCK POINT
 PLAT, TH N 72 DEG 40'E 216.43
 FT, S 58 DEG 40'E 116.45 FT, S 31 DEG 20'W 100FT, N 58 DEG 40'W 50FT, S 83 DEG
 15'38"W 86.71 FT, S 72 DEG 40'W 100
 FT, N 17 DEG 20'W 100FT TO POB. 30.08A 2011 PARCEL 009-009-033-00 SPLIT ON
 01/31/2011 2011 PARCEL 009-009-033-
 00 SPLIT ON 02/23/2011; SPLIT ON 09/25/2014 INTO 009-009-033-27; SPLIT ON
 7/26/2018 2018-02316 .01 A;
 FORMERLY SEC 9 T22N R8W GOVT LOT 5 EXC DUCK POINT PLAT & EXC BEG AT SW COR DUCK
 POINT PLAT, TH N 72 DEG 40'E 216.43 FT, S 58 DEG 40'E 116.45 FT, S 31 DEG 20'W
 100FT, N 58 DEG 40'W 50', S 83DEG15'38"W 86.71FT, S72DEG40'W 100FT, N 17DEG20'W
 100FT TO POB 30.08A
 FORMERLY SEC 9 T22N R8W GOVT LOT 5 EXC DUCK POINT PLAT & EXC BEG AT SW COR DUCK
 POINT PLAT, TH N 72 DEG 40'E 216.43 FT, S 58 DEG 40'E 116.45 FT, S 31 DEG 20'W
 100FT, N 58 DEG 40'W 71.23 FT, S 72 DEG 40'W 171.21 FT, N 17 DEG 20'W
 100 FT TO POB. 30.09A SPLITS
 2014-02896 SPLIT .11A M/L 009-009-033-27;
 2011-262 SPLIT .23 A M/L TO 009-009-033-28;
 2010-118 SPLIT .32 A M/L TO 009-009-033-29.

FORMERLY

SEC 9 T22N R8W GOV'T LOT 5 EXC DUCK POINT PLAT & EXC BEG AT SW COR DUCK POINT
 PLAT, TH N 72 DEG 40'E 216.43 FT, S 58 DEG 40'E 66.45FT, S 31 DEG 20'W 100 FT, N
 58 DEG 40'W 21.23 FT, S 72 DEG 40'W 100 FT, N 17 DEG 20'W 100 FT TO POB. 30.2A
 2011 PARCEL 009-009-033-00 SPLIT ON 01/31/2011 2011 PARCEL 009-009-033-00 SPLIT
 ON 02/23/2011

FORMERLY

SEC 9 T22N R8W GOV'T LOT 5 EXC DUCK POINT PLAT. 30.75A LESS 2011 SPLIT-2011
 SPLIT - .32 ACRES TO 009-009-033-29

SPLIT/COMB. ON 07/26/2018 COMPLETED 07/26/2018 TIM ;
 PARENT PARCEL(S): 009-009-033-00;
 CHILD PARCEL(S): 009-009-033-26;

 2014-02896 SPLIT 50X100' TO 009-009-033-27 GRANTEE TOASO
 2011 SPLIT-30.43A. 2011 PARCEL 009-009-033-00 SPLIT ON 01/31/2011 TO
 009-300-003-00 CLOUSTON

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B200'@1600/	200.00	6551.42	0.7071	1.3453	1600	100		304,412
200 Actual Front Feet, 30.08 Total Acres							Total Est. Land Value =	304,412

2026 Est. T.C.V. 009-009-033-00 = 304,412

Est. TCV/Total Floor Area = 218.37

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
152,200	152,200	152,200	49,198	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	1,328	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
152,200	152,200	152,200	50,526	50,526	0	

009-009-033-27	2026 Est. T.C.V.	TOASO RICK & DONNA
Property Class: 402		W OAK LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2014-02896 PARCEL OF LAND SITUATED IN GOVERNMENT LOT 5, SECTION 9, T22N, R8W ,
TOWNSHIP OF LAKE, COUNTY OF MISSAUKEE, STATE OF MICHIGAN, DESCRIBED AS
COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 IN DUCK POINT PLAT, THENCE S17°20'E
30.00 FEET TO THE SOUTH LINE OF OAK LANE AND ALSO THE SOUTHWEST CORNER OF SAID
PLAT OF DUCK POINT, THENCE N72°40'E 216.43 FEET ALONG SAID SOUTH LINE OF OAK
LANE, THENCE S58°40'E 66 . 45 FEET ALONG THE SAID SOUTH LINE TO THE POINT OF
BEGINNING, THENCE S58°40' E 50.00 FEET ALONG SAID SOUTH LINE, THENCE S31°20'W
100.00 FEET, THENCE N58°40'W 50.00 FEET, THEN N31°20'E 100.00 FEET TO THE POINT
OF BEGINNING. CONTAINING 0.11 ACRES MORE OR LESS . SUBJECT TO EASEMENTS,
RESERVATION AND RESTRICTIONS OF RECORD. 7/9/2014 EXEMPT LAND TRANSFER FROM
INDIAN LAKES LC 009-033-00

2014-02896 EXEMPT LAND TRANSFER FROM INDAIN LAKES TO ADJACENT LAND OWNER: TOASO

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	50.00	100.00	1.4142	0.7071	250	100		12,500
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	12,500

2026 Est. T.C.V.	009-009-033-27	=	12,500
Est. TCV/Total Floor Area =	8.97, Most recent sale 07/09/2014 for	6,600	
2025 Assessed	MBOR	S.E.V.	Base for Cap
5,000	5,000	5,000	3,247
			2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	1,300	0	87
2026 Assessed	MBOR	S.E.V.	Capped
6,300	6,300	6,300	3,334
			3,334
			PRE/MBT
			0

SIETSEMA MARK EDWARD & DEBRA LYNN
W OAK LN
LAKE CITY, MI 49651

2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM	
	8,400		8,400	8,400	4,869	2.70	
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		2,100	0	0	131	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	10,500		10,500	10,500	5,000	5,000	0

009-009-033-29	2026 Est. T.C.V.	THOMPSON DARREL & THERESA
Property Class: 402		W OAK LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2011-02753 AFF PARCEL OF LAND SITUATED IN GOVERNMENT LOT 5, SECTION 9, T22N, R8W TOWNSHIP OF LAKE, COUNTY OF MISSAUKEE, STATE OF MICHIGAN DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 IN DUCK POINT PLAT, THENCE S17°20'E 30.00 FEET TO THE SOUTH LINE OF OAK LANE AND ALSO THE SOUTHWEST CORNER OF SAID PLAT OF DUCK POINT, THENCE N72°40'E 100.00 ALONG SAID SOUTH LINE OAK LANE TO THE POINT OF BEGINNING, THENCE N72°40'E 116.43 FEET ALONG SAID SOUTH LINE, THENCE S58°40'E 66.45 FEET ALONG SAID SOUTH LINE OF OAK LANE, THENCE S31°20'W 100.00, THENCE N58°40'W 21.23 FEET, THENCE S72°40'W 71.21 FEET, THENCE N17°20'W 100.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.32 ACRES MORE OR LESS. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

AND 2018-02316 SEC 9 T22N R8W BEG N72DEG40'E 100FT & S17DEG20'E 100FT FROM SW COR DUCK POINT PLAT TH N72DEG40'E 71.21FT, S58DEG40'E 21.23FT, S83DEG15'38"W 86.71FT TO POB. .01 A

2019 COMBIATION WITH 009-009-033-26 ON 4/24/2019; 2011 SPLIT OF 009-009-033-00 ON 1/31/2011

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	182.88	75.27	1.0226	0.6586	250	100		30,794
183 Actual Front Feet, 0.32 Total Acres					Total Est. Land Value =			30,794

2026 Est. T.C.V. 009-009-033-29	=	30,794

Est. TCV/Total Floor Area = 22.09, Most recent sale 07/23/2020 for 34,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
12,300	12,300	12,300	8,010	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,100	0	0	216	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,400	15,400	15,400	8,226	8,226	8,226	

009-009-033-30	2026 Est. T.C.V.	KOETJE IVAN H & CAROLYN TRUSTS
Property Class: 402		1265 S HUNTERS RIDGE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2022-03605 AFF SEC 9 T22N R8W PCL A OF THE SURVEY RECORDED IN LIBER S-2 PG 259-261. ALSO BEG S 01 DEG 21'20" W 447.86 FT, N 72 DEG 31'14"W 414.55 FT, S 68 DEG 29'44"W 206.43 FT, S 29 DEG 30' 42"W 293.45 FT, S 42 DEG 43'40"W 84.03 FT, S 55 DEG 56'38"W 126.83 FT, S 27 DEG 13'44"W 171.32 FT, S 01 DEG 29'11"E 344.6 FT FROM NE COR SEC 9, TH S 79 DEG 47'03"E 147.55 FT, SO DEG 29'11"E 154.48 FT, N 87 DEG 03'46"W 121.94 FT, N 62 DEG 58'12"W 39.93 FT, N 01 DEG 29'11" W 158.46 FT, S 79 DEG 47'03"E 12.45 FT TO POB. ALSO SEC 9 T22N R8W GOV'T LOT 2 EXC PCLS A & B OF SURVEY RECORDED S-2 PGS 259-261, ALSO EXC BEG AT NE COR SEC 9, TH S 01 DEG 21'20"W 447.86 FT, TH N 72 DEG 31'14"W 414.55 FT, TH S 68 DEG 29'44"W 206.43 FT, TH S 29 DEG 30' 42"W 293.45 FT, TH S 42 DEG 43'40"W 84.03 FT, S 55 DEG 56'38"W 126.83 FT, S 27 DEG 13'44"W 171.32 FT, S 01 DEG 29'11 "E 344.6 FT, S 79 DEG 47'03"E 67.55 FT TO POB, S 79 DEG 47'03"E 80 FT, TH S 01 DEG 29'11"E154.48 FT, TH N 87 DEG 03'46" W 78.57 FT, TH N 01 DEG 29'11"W164.64 FT TO POB, ALSO EXC COMM AT NE COR SEC 9, TH S 01 DEG 21'20"W447.86 FT, TH N 72 DEG 31'14"W414.55 FT, TH S 68 DEG 21'44" W206.43 FT, TH S 29 DEG 30'42"W293.45 FT TH S 42 DEG 43'40"W84.37 FT, TH S 55 DEG 56'38"W126.83 FT, TH S 27 DEG 13'44"W 171.32 FT, TH S 01 DEG 29'11"E344.6 FT, TH S 79 DEG 47'03"E67.55 FT TO POB, TH S 01 DEG 29'11"E164.64 FT, TH N 87 DEG 03' 46"W43.37 FT, TH N 62 DEG 58'12"W39.93 FT, N 01 DEG 29'11"W158.46 FT, S 79 DEG 47'03"E80 FT TO POB, ALSO GOV'T LOT 3 & GOV'T LOT 4 & EXC BEG S 01 DEG 21'20"W 725.09 FT FROM NE COR OF NE 1/4, TH S 01 DEG 21'20"W 372.66 FT, S 76 DEG 04' 57"W 209.44 FT, N 15 DEG 10'19"E 422.45 FT, N 81 DEG 29' 01"E 102.67 FT TO POB. 94.83A EXCEPT 1 ACRE AND ALL BUILDINGS ASSESSED ON 009-009-033-80 FOR ADMINISTRATION OF QFP TAX RATE. SEE STC MEMO JUNE 11, 2019.

2023 COMBINATION WITH 009-009-033-80 ON 08/18/2022.

8/2022 COMBINE WITH 009-033-80

FOMERLY SEC 9 T22N R8W PCL A OF THE SURVEY RECORDED IN LIBER S-2 PG 259-261. ALSO BEG S 01 DEG 21'20"W 447.86 FT, N 72 DEG 31'14"W 414.55 FT, S 68 DEG 29'44"W 206.43 FT, S 29 DEG 30'42"W 293.45 FT, S 42 DEG 43'40"W 84.03 FT, S 55 DEG 56'38"W 126.83 FT, S 27 DEG13'44"W 171.32 FT, S 01 DEG 29'11"E 344.6 FT FROM NE COR SEC 9 TH S 79 DEG 47'03"E 147.55 FT, S 0 DEG 29'11"E 154.48 FT, N 87 DEG 03'46"W 121.94 FT, N62 DEG 58'12"W 39.93 FT, N 01 DEG 29'11" W 158.46 FT, S 79 DEG 47'03"E 12.45 FT TO POB. 10.46A.

8/2022 COMBINE 009-033-80

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	302.00	144.24	0.9021	0.7749	250	100		52,779
Residentia 66 - 120	\$3800	92.83	Acres		3800	100		352,754
302 Actual Front Feet,	93.83	Total Acres			Total Est.		Land Value =	405,533

2026 Est. T.C.V. 009-009-033-30 = 405,533

Est. TCV/Total Floor Area = 290.91

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
192,800	192,800	192,800	130,386	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,000	0	0	3,520	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
202,800	202,800	202,800	133,906	133,906	133,906	

009-009-033-80	2026 Est. T.C.V.	KOETJE IVAN H & CAROLYN TRUSTS
Property Class: 401		S BAYBERRY LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

NOT A SPLIT. AN UNDIVIDED 1 ACRE, A RESIDENCE AND RELATED STRUCTURES NOT ELIGIBLE FOR QUALIFIED FOREST PROGRAM EXEMPTION. SEE FULL LEGAL DESCRIPTION AT 009-009-033-30. SEE STC MEMO JUNE 11, 2019.

8/2022 COMBINE WITH 009-009-033-30

. SEC 9 T22N R8W GOV'T LOT 2 EXC PCLS A & B OF SURVEY RECORDED S-2 PGS 259-261 ALSO EXC BEG AT NE COR SEC 9, TH S 01 DEG 21'20"W 447.86 FT, TH N 72 DEG 31'14"W 414.55 FT, TH S 68 DEG 29'44"W 206.43 FT, TH S 29 DEG 30'42"W 293.45 FT, TH S 42 DEG 43'40"W 84.03 FT, S 55 DEG 56'38"W 126.83 FT, S 27 DEG 13'44"W 171.32 FT, S 01 DEG 29'11"E 344.6 FT, S 79 DEG 47'03"E 67.55 FT TO POB, S 79 DEG 47'03"E 80 FT, TH S 01 DEG 29'11"E 154.48 FT, TH N 87 DEG 03'46"W 78.57 FT, TH N 01 DEG 29'11"W 164.64 FT TO POB, ALSO EXC COMM AT NE COR SEC 9, TH S 01 DEG 21'20"W 447.86 FT, TH N 72 DEG 31'14"W 414.55 FT, TH S 68 DEG 21'44"W 206.43 FT, TH S 29 DEG 30'42"W 293.45 FT TH S 42 DEG 43'40"W 84.37 FT, TH S 55 DEG 56'38"W 126.83 FT, TH S 27 DEG 13'44"W 171.32 FT, TH S 01 DEG 29'11"E 344.6 FT, TH S 79 DEG 47'03"E 67.55 FT TO POB, TH S 01 DEG 29'11"E 164.64 FT, TH N 87 DEG 03'46"W 43.37 FT, TH N 62 DEG 58'12"W 39.93 FT, N 01 DEG 29'11"W 158.46 FT, S 79 DEG 47'03"E 80 FT TO POB, ALSO GOV'T LOT 3 & GOV'T LOT 4 & EXC BEG S 01 DEG 21'20"W 725.09 FT FROM NE COR OF NE 1/4, TH S 01 DEG 21'20"W 372.66 FT, S 76 DEG 04' 57"W 209.44 FT, N 15 DEG 10'19"E 422.45 FT, N 81 DEG 29'01"E 102.67 FT TO POB. 84.13A.

8/2022 COMBINE TO 009-033-30

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

1288 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	871.00	1.0000	2.1331	1800	100		191,977
50 Actual Front Feet, 1.00 Total Acres							Total Est. Land Value =	191,977

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1929	50	7,880
D/W/P: Asphalt Paving	3.10	10000	50	15,500
D/W/P: Brick on Sand	18.00	484	50	4,356
Total Estimated Land Improvements				27,736

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1988

(11) Heating System: Forced Heat & Cool

Ground Area = 1750 SF Floor Area = 1750 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,750		
			Total:	291,941	189,734

Other Additions/Adjustments

Basement Living Area	816	28,699	18,654
Exterior			
Brick Veneer	952	15,765	10,247
Basement, Outside Entrance, Below Grade	3	8,181	5,318

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	2	8,956	5,821

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 100 Feet	1	5,734	3,727

Deck

Treated Wood	208	4,093	2,660

Parcel Number: 009-009-033-80

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Treated Wood	88	2,306	1,499
Treated Wood	41	1,560	1,014
w/Roof (Roof portion)	52	1,001	651
Balcony			
Wood Balcony	72	3,145	2,044
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	784	35,876	23,319
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	1	527	343
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Door Opener	2	1,054	685
Base Cost	1392	59,035	38,373
Built-Ins			
Appliance Allow.	1	2,713	1,763
Fireplaces			
Interior 1 Story	1	5,235	3,403
Porches			
CCP (1 Story)	15	741	482
Totals:		480,084	312,026

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 530,444

2026 Est. T.C.V. 009-009-033-80				=	750,157
Est. TCV/Total Floor Area = 428.66, Most recent sale 05/01/1996 for 10,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
325,000	325,000	325,000	187,628	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	50,100	0	5,065	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
375,100	375,100	375,100	192,693	192,693	0

009-009-033-85	2026 Est. T.C.V.	KOETJE PROPERTIES PARTNERSHIP
Property Class: 402		S BAYBERRY LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 9 T22N R8W BEG S 01 DEG 21'20"W 725.09FT FROM NE COR NE 1/4 TH S 01 DEG
 21'20"W 372.66 FTS 76 DEG 04'57"W 209.44 FT, N 15 DEG 10' 19"E 422.45 FT, N 81
 DEG 29'01"E 102.67 TO TO POB. 1.34A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors * 273.667 X 213.29

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 -	2.99@	\$9000	1.34	Acres	9000	100		12,060
			1.34	Total Acres			Total Est. Land Value =	12,060

2026 Est. T.C.V. 009-009-033-85 = 12,060

Est. TCV/Total Floor Area = 6.89, Most recent sale 10/13/2015 for 1,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
6,000	6,000	6,000	3,409	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	92	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,000	6,000	6,000	3,501	3,501	0	

009-009-033-90	2026 Est. T.C.V.	KOETJE PROPERTIES PARTNERSHIP
Property Class: 401		1277 S HUNTERS RIDGE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 9 T22N R8W PCL B OF SURVEY RECORDED BOOK S-2 PP 259-261. 10.1A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	8799.12	1.0000	4.7924	1800	100		431,317
50 Actual Front Feet, 10.10 Total Acres								431,317
Total Est. Land Value =								431,317

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	2500	50	3,875
D/W/P: 4in Ren. Conc.	8.17	547	50	2,234
Total Estimated Land Improvements True Cash Value =				6,109

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 10 Blt 1990

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1288 SF Floor Area = 1932 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Pine Logs	Basement	1,288		
			Total:	272,033	204,037

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	2,045

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Water/Sewer

1000 Gal Septic	1	4,689	3,517
Water Well, 100 Feet	1	5,734	4,300

Porches

WGEP (1 Story)	256	18,977	14,233
WCP (1 Story)	208	8,692	6,519

Deck

Treated Wood	382	6,101	4,576

Balcony

Wood Balcony	40	1,747	1,310

Garages

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

Base Cost	720	27,972	20,979
Storage Over Garage	180	2,383	1,787
Common Wall: 1/2 Wall	1	-1,294	-970
Door Opener	1	527	395

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

Basement Garage: 1 Car	1	2,778	2,083

Built-Ins

Appliance Allow.	1	2,713	2,035

Fireplaces

Exterior 1 Story	1	6,387	4,790

Totals:	368,066	276,060

Notes:

Parcel Number: 009-009-033-90

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ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 469,302

2026 Est. T.C.V. 009-009-033-90	=	906,728
Est. TCV/Total Floor Area = 469.32, Most recent sale 10/28/2009 for 0		
2025 Assessed	MBOR	S.E.V.
393,800	393,800	393,800
		181,535
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	59,600	0
		4,901
2026 Assessed	MBOR	S.E.V.
453,400	453,400	453,400
		186,436
		186,436
		0

009-010-001-00	2026 Est. T.C.V.	JOHNSON TIMOTHY & DEBORAH TRUST
Property Class: 401		1768 S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W BEG 228.58 FT E 89 DEG 00' S & 139.66 FTN 89 DEG 00' W FROM THE NW COR OF GOV'T LOT 1, TH N 89 DEG 00' W 200 FT; TH S 31 DEG 00' W 100 FT; TH S 89 DEG 00' E 200 FT: TH N 31 DEG 00' E 100 FT TO BEG ALSO BEG 314.3 FT S & 192.2 FT W OF NW COR OF GOV'T LOT 1 SEC 10-22-8; TH N 89 DEG W 200 FT: TH S 31 DEG W 18.7 FT TH S 89 DEG E 204.75 FT: TH N 16 DEG 15' E 16.83 FT TO BEG EXC BEG 228.58 FT E 89 DEG S 139.66 FT, N 89 DEG W & 90.5 FT S 31 DEG W FROM NW COR OF GOV'T LOT 1, TH N 81 DEG 30' W 187.5 FT, S 31 DEG W 54 FT S 89 DEG E 204.75 FT, N 16 DEG 15' E 16.83 FT, N 31 DEG E 9.5 FT TO BEG, PART OF GOV'T LOT 1 APPROX .81A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	67.00	194.00	0.9026	1.2610	1800	100		137,275
67 Actual Front Feet, 0.30 Total Acres								Total Est. Land Value = 137,275

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	305	50	939
Wood Frame	26.22	96	50	1,258
Total Estimated Land Improvements True Cash Value =				2,197

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 911 SF Floor Area = 911 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	911		
Total:				109,259	65,555

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,185	711

Deck			
Treated Wood	170	3,505	2,103

Water/Sewer			
Public Sewer	1	1,300	780
Water Well, 100 Feet	1	5,415	3,249

Built-Ins			
Appliance Allow.	1	1,897	1,138

Fireplaces			
Exterior 1 Story	1	5,597	3,358

Local Cost Items			
SANITARY SEWER	1	0	0 *94% Good

Totals: 128,158 76,894

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 130,720

Cost Est. for Res. Bldg: 2 Single Family 1S Cls CD Blt 1962

(11) Heating System: Wall/Floor Furnace
 Ground Area = 336 SF Floor Area = 336 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Parcel Number: 009-010-001-00

Page: 2

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	336		
			Total:	43,773	24,075

Other Additions/Adjustments

Plumbing

3 Fixture Bath	1	-3,721	-2,047

Totals:	40,052	22,028

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 37,447

2026 Est. T.C.V. 009-010-001-00	=	307,639

Est. TCV/Total Floor Area = 246.70, Most recent sale 05/11/2005 for 157,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
133,200	133,200	133,200	72,608	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	20,600	0	0	1,960	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
153,800	153,800	153,800	74,568	74,568	0

009-010-002-00	2026 Est. T.C.V.	ST PIERRE M EILEEN (LE)
Property Class: 401		1770 S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W BEG 228.58 FT E 89 DEG S, 139.66 FT; N 89 DEG 00' W 90.50 FT S 31 DEG 00' W FR NW COR OF GOV'T LOT 1, TH N, 81 DEG 30' W 187.50 FT; S 31 DEG 00' W 54 FT; S89 DEG 00' E 204.75 FT; N 16 DEG 15' E 16.83 FT N 31 DEG 00' E 9.50 FT TO BEG PART OF GOV'T LOT 1. APP .24 A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	45.00	196.50	1.0376	1.2667	1800	100		106,458
45 Actual Front Feet, 0.20 Total Acres								Total Est. Land Value = 106,458

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	236	50	727
D/W/P: Patio Blocks	14.26	32	50	228
Metal Prefab/Conc.	23.38	82	50	958
Total Estimated Land Improvements True Cash Value =				1,913

Cost Est. for Res. Bldg: 1 Single Family 1+S Cls CD Blt 1952

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 816 SF Floor Area = 816 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Basement	480		
1 Story	Siding	Crawl Space	104		
1 Story	Siding	Basement	200		
1 Story	Siding	Crawl Space	32		
Total:				120,798	72,479

Other Additions/Adjustments

Recreation Room	350	6,363	3,818
Basement, Outside Entrance, Below Grade	1	2,293	1,376
Plumbing			
Average Fixture(s)	1	1,185	711
Porches			
WGEP (1 Story)	128	11,017	6,610
Deck			
Treated Wood	168	3,479	2,087
Treated Wood	125	2,865	1,719
Treated Wood	107	2,536	1,522
Water/Sewer			
Public Sewer	1	1,300	780
Water Well, 100 Feet	1	5,415	3,249
Built-Ins			
Appliance Allow.	1	1,897	1,138
Local Cost Items			
SANITARY SEWER	1	0	0
			*94% Good

Totals: 159,148 95,489

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 162,331

Parcel Number: 009-010-002-00

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Est. TCV/Total Floor Area = 331.74

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
116,400	116,400	116,400	53,614	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	19,000	0	0	1,447	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
135,400	135,400	135,400	55,061	55,061	55,061	

009-010-003-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

MORSE MICHELLE L
1900 S SCHNEIDER ST
LAKE CITY, MI 49651

. SEC 10 T22N R8W BEG S 88 DEG 39' 40" E 415.3 FT & N 4 DEG 48' W 456.36 FT FROM
SW COR GOV'T LOT 1 TH N 78 DEG 18' W 180.32 FT S 60 DEG 30' 29" W 142.78 FT TH
NW'LY TO SE COR LOT 1 PLAT OF SAPPHIRE LAKE ACRES TH N 1 DEG 27' E 71.02 FT MORE
OR LESS TO S BDRY OF SCHNEIDER ST TH E'LY ALONG SD ST TO POB. APP .64 A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	115.75	128.79	0.7454	1.0926	1800	100		169,689
116 Actual Front Feet, 0.34 Total Acres								Total Est. Land Value = 169,689

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1001	0	0
D/W/P: Patio Blocks	15.58	40	0	0
Wood Frame	24.96	192	50	2,396

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				7,146

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1999

(11) Heating System: Forced Heat & Cool
Ground Area = 1736 SF Floor Area = 1736 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,736		
Total:				276,804	207,585

Other Additions/Adjustments

Recreation Room	1500	28,455	21,341
Exterior			
Brick Veneer	336	5,564	4,173
Basement, Outside Entrance, Below Grade	2	5,454	4,090
Plumbing			
Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	2	8,956	6,717
Porches			
WPP	532	9,443	7,082
WCP (1 Story)	160	7,272	5,454
WCP (1 Story)	160	7,272	5,454
Deck			
Treated Wood	48	1,667	1,250

Garages

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

Base Cost	720	33,826	25,369
Common Wall: 1 Wall	1	-2,589	-1,942
Door Opener	2	1,054	790

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

Base Cost	768	29,207	21,905
Common Wall: 1 Wall	1	-2,589	-1,942
Door Opener	3	1,581	1,186

Water/Sewer

Public Sewer	1	1,465	1,099

Parcel Number: 009-010-003-00

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Water Well, 100 Feet	1	5,734	4,300	
Built-Ins				
Appliance Allow.	1	2,713	2,035	
Sauna	1	6,512	4,884	
Fireplaces				
Interior 1 Story	1	5,235	3,926	
Wood Stove	1	2,503	1,877	
Local Cost Items				
SANITARY SEWER	1	0	0	*90% Good
Totals:		436,961	327,699	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 557,088

2026 Est. T.C.V. 009-010-003-00	=	733,923
Est. TCV/Total Floor Area = 422.77, Most recent sale 08/22/2017 for 325,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
315,200 315,200 315,200 226,882 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 51,800 0 0 6,125 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
367,000 367,000 367,000 233,007 233,007 233,007		

009-010-004-00	2026 Est. T.C.V.	MCCULLOUGH ELISE
Property Class: 401		1950 S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 10 T22N R8W COMM AT SW COR GOV'T LOT 1 TH S 88 DEG 39' 40" E ALG S SEC LINE
 415.3 FT N 04 DEG 48' 00" W 33.01 FT TO CONCRETE MONUMENT N 04 DEG 48' 00" W
 185.58 FT TOPOB TH N 88 DEG 24' 00" W 260.74 FT TH N 06 DEG 34' 30" W 100 FT S
 89 DEG 34' 16" E 263.33 FT S 04 DEG 48' 00" E 105 FT TO POB. .5447 A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	100.00	237.00	0.7846	1.3526	1800	100		191,018
100 Actual Front Feet, 0.54 Total Acres							Total Est. Land Value =	191,018

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C -5 Blt 1985

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1304 SF Floor Area = 1582 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	556		
1 Story	Siding	Crawl Space	436		
1 Story	Siding	Crawl Space	312		
		Total:		189,190	132,457

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	2	8,956	6,269

Porches

CGEP (1 Story)	144	10,420	7,294

Deck

Treated Wood	420	6,493	4,545
Treated Wood	16	716	501
w/Roof (Roof portion)	240	3,828	2,680

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	816	20,637	14,446
Door Opener	2	1,054	738

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 252,628 176,863

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 300,667

Parcel Number: 009-010-004-00

Page: 2

2026 Est. T.C.V. 009-010-004-00	=	492,635
Est. TCV/Total Floor Area = 311.40, Most recent sale 11/17/2008 for 1		
2025 Assessed	MBOR	S.E.V.
212,700	212,700	212,700
		Base for Cap
		IRM
		117,266
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	33,600	0
		Tax Adjustment
		3,166
		Losses
		0
2026 Assessed	MBOR	S.E.V.
246,300	246,300	246,300
		Capped
		->Taxable<-
		120,432
		120,432
		PRE/MBT
		0

009-010-005-00	2026 Est. T.C.V.	RAY MICHAEL J
Property Class: 401		1940 S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W COMM AT SW COR GOV'T LOT 1 TH S 88 DEG 39' 40" E ALG S LINE OF
 SEC 415.3 FT N 04 DEG 48' W 33.01 FT TO CONCRETE MONUMENT N 04 DEG 48' W 290.58
 FT TO POB TH N 89 DEG 34' 16" W 263.33 FT TH N 28 DEG 15' 16" W 65 FT N 75 DEG
 34' 14" E 292.20 FT S 04 DEG 48' E 132.52 FT TO POB. APP .63 A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	65.00	409.15	0.9123	1.6374	1800	100		174,769
65 Actual Front Feet, 0.61 Total Acres								Total Est. Land Value = 174,769

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	84	50	258
Wood Frame	21.54	240	50	2,585
Total Estimated Land Improvements True Cash Value =				2,843

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1970

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1208 SF Floor Area = 1510 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,208		
Total:				167,128	100,277

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711
3 Fixture Bath	1	3,721	2,233

Porches

WPP	235	4,566	2,740

Deck

Treated Wood	132	2,973	1,784

Garages

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

Base Cost	576	21,439	12,863
Door Opener	1	468	281

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 100 Feet	1	5,415	3,249

Built-Ins

Appliance Allow.	1	1,897	1,138

Local Cost Items

SANITARY SEWER	1	0	0	*93% Good

Totals: 210,092 126,056

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 214,295

2026 Est. T.C.V. 009-010-005-00 = 391,907

Est. TCV/Total Floor Area = 259.54

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
169,800	169,800	169,800	76,086	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

Parcel Number: 009-010-005-00

Page: 2

0	26,200	0	0	2,054	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
196,000	196,000	196,000	78,140	78,140	78,140

009-010-006-00	2026 Est. T.C.V.	CHASE NELSON R
Property Class: 401		1930 S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W COMM AT SW COR GOV'T LOT 1 TH S 88 DEG 39' 40" E ALG S SEC
 LINE 415.3 FT N 04 DEG 48' W 33.01 FT TO CONCRETE MONUMENT TH N 04 DEG 48' 00" W
 423.35 FTT0 POB TH S 75 DEG 33' 14" W 284.67 FT TO SHORE SAPPHIRE LAKE TH N 34
 DEG 01' 52" W ALG SHORE 45 FT N 60 DEG 30' 29" E 142.78 FT S 78 DEG 18' 00" E
 180.32 FT TO POB. APP .55 A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	45.00	322.50	1.0376	1.5066	1800	100	PROGRESSION	126,615
45 Actual Front Feet, 0.33 Total Acres							Total Est. Land Value =	126,615

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	456	0	0
D/W/P: 3.5 Concrete	6.58	45	0	0
Metal Prefab	18.86	96	50	905

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements				True Cash Value = 1,855

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

(11) Heating System: Forced Heat & Cool
 Ground Area = 1215 SF Floor Area = 1215 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	405		
1 Story	Siding	Crawl Space	810		
		Total:		182,095	118,361

Other Additions/Adjustments

Recreation Room	400	7,588	4,932

Plumbing

Average Fixture(s)	1	1,422	924

Garages

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

Base Cost	475	21,000	13,650
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Porches

WPP	754	11,717	7,616

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 238,059 154,737

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 263,053

2026 Est. T.C.V. 009-010-006-00 = 391,523

Est. TCV/Total Floor Area = 322.24

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
168,600	168,600	168,600	68,708	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	27,200	0	0	1,855	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
195,800	195,800	195,800	70,563	70,563	70,563	

009-010-007-00	2026 Est. T.C.V.	GWISDALA ROBERT A & LORI
Property Class: 401		1960 S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W COMM AT SW COR GOV'T LOT 1 TH S 88 DEG 39' 40" E ALG S LINE
 SEC 415.3 FT TH N 04 DEG 48' 00" W 33.01 FT TO CONCRETE MONUMENT TH N 04 DEG 48'
 00" W 120.33 FT TO POB TH N 88 DEG 24' 00" W 302.10 FT TH N 29 DEG 19' 00" E
 73.26 FT S 88 DEG 24' 00" E 260.74 FT S 04 DEG 48' 00" E 65.25 FT TO POB. APP .45
 A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50@1800/	73.00	269.00	0.8759	1.4139	1800	100		162,737
73 Actual Front Feet, 0.45 Total Acres								Total Est. Land Value = 162,737

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	1920	0	0
Wood Frame	32.26	80	50	1,290
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				3,665

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1120 SF Floor Area = 1872 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Bi-Level	Siding	Bi-Lev. 60%	1,120		
1 Story	Siding	Overhang	80		
			Total:	216,141	140,491

Other Additions/Adjustments

Exterior				
Brick Veneer	128	2,120	1,378	
Plumbing				
Average Fixture(s)	1	1,422	924	
3 Fixture Bath	1	4,478	2,911	
Deck				
Treated Wood	354	5,802	3,771	
Water/Sewer				
Public Sewer	1	1,465	952	
Water Well, 100 Feet	1	5,734	3,727	
Built-Ins				
Appliance Allow.	1	2,713	1,763	
Fireplaces				
Interior 2 Story	1	6,520	4,238	
Porches				
CCP (1 Story)	20	988	642	
Local Cost Items				
SANITARY SEWER	1	0	0	*93% Good
Totals:		247,383	160,797	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 273,355

Parcel Number: 009-010-007-00

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2026 Est. T.C.V. 009-010-007-00 = 439,757
 Est. TCV/Total Floor Area = 234.91, Most recent sale 08/01/1998 for 132,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
189,600	189,600	189,600	102,557	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	30,300	0	0	2,769	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
219,900	219,900	219,900	105,326	105,326	0

009-010-008-00
Property Class: 101
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

GWISDALA ROBERT & LORI TRUST
W JENNINGS RD
LAKE CITY, MI 49651

. SEC 10 T22N R8W (3*1997) THAT PART OF GOV'T LOT 1 SEC 10 AFTER EXCLUDING THE LAND PLATTED AS SAPPHIRE LAKE ACRES AND EXC BEG AT SW COR OF SAID GOV'T LOT 1, GOING S 88 DEG 39' 40" E 453 FT ALONG S LINE OF SEC 10, TH N 33 FT; TO SW COR OF THE ST IN PLAT OF SAPPHIRE LAKE ACRES TH N 4 DEG 48' W, ALONG THE W LINE OF SAID ST 423.35 FT; TH N 78 DEG 18' W 413.60 FT; TO A PT ON E LINE OF LOT 1 IN SAID PLAT OF SAPPHIRE LAKE ACRES TH S 1 DEG 27'W 71.02 FT TO SE COR OF LOT 1 IN SAID PLAT, TH SE'LY ALG WATERS EDGE OF SAPPHIRE LAKE & TH W'LY ON BDRY OF SD GOV'T LOT 1 TO POB ONTHIS EXCEPTED PARCEL & EXC THAT PART OF GOV'T LOT 1 LYING W'LY OF A LINE DESC ASBEG AT NW COR LOT 11 SAPPHIRE LAKE ACRES TH N 09 DEG W 204.5 FT, N 16 DEG 15'E 116.83 FT, N 31 DEG 268.7 FT E 40 FT N 100 FT TO N LINE OF GOV'T LOT 1 & EXC PCL 1 IF THE SURVEY RECORDED IN LIBER S-3 PG 307 & EXC BEG S 72 DEG 20'E 41.72FT FROM NORTHERNMOST POINT OF SAPPHIRE LAKE ACRES SUB TH S 72 DEG 20'E 110 FT, N 34 DEG 10'12"E 248.06 FT, N 88 DEG 13' 58"W 124.92 FT, S 34 DEG 10'12"W 212.38 FT TO POB & EXC BEG 84.06 FT E, 394.86 FT S & S 01 DEG 21'46"W 30 FT FROM NW COR GOV'T LOT 1, TH S 01 DEG 21'46"W 200.10 FT, S 88 DEG 38'14"E 150 FT, N 01 DEG 21'46"E 200.10 FT, N 88 DEG 38' 14"W 150 FT TO POB. 34.6975A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3800	34.10 Acres	3800	100				129,572
Residentia ROW @ ZERO		0.59 Acres	0	100				0
		34.69 Total Acres			Total Est.		Land Value =	129,572

2026 Est. T.C.V. 009-010-008-00 = 129,572

Est. TCV/Total Floor Area = 69.22, Most recent sale 07/12/2019 for 84,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
63,100	63,100	63,100	34,895	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
64,800	0	63,100	0	942	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
64,800	64,800	64,800	35,837	35,837	35,837	

009-010-008-85	2026 Est. T.C.V.	SYKORA DANIEL & JAMIE
Property Class: 401		S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 10 T22N R8W (0*2001) BEG 84.06 FT E, 394.86 FT S & S 01 DEG 21'46"W 30 FT
FROM NW COR GOV'T LOT 1, TH S 01 DEG 21'46"W 200.10 FT, S 88 DEG 38'14"E 150 FT,
N 01 DEG 21'46"E 200.10 FT, N 88 DEG 38'14"W 150 FT TO POB. .6890A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	150.00	200.00	1.0746	0.8409	110	100		14,909
150 Actual Front Feet,	0.69	Total Acres			Total Est. Land Value =			14,909

Land Improvement Cost Estimates

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

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

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

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

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	1	527	474
Base Cost	1200	28,380	25,542

Deck

w/Roof (Roof portion)	480	7,205	6,484

Totals: 36,112 32,500

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 39,975

2026 Est. T.C.V. 009-010-008-85 = 55,854

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/03/2020 for 380,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
24,600	24,600	24,600	21,837	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,300	0	589	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,900	27,900	27,900	22,426	22,426	22,426	

009-010-008-90	2026 Est. T.C.V.	LYNCH MICHAEL P & LISA A TRUST
Property Class: 401		S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W (3*1997) BEG S 72 DEG 20'E 41.72 FT FROM NORTHERNMOST POINT OF
SAPPHIRE LAKE ACRES SUB THS 72 DEG 20'E 110 FT, N 34 DEG 10'12"E 248.06 FT, N 88
DEG 13'58"W 124.92 FT, S34 DEG 10'12"W 212.38 FT TO POB. .62A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	110.00	245.00	1.1612	0.8847	250	100	R/T-5 LOC+5	28,250
110 Actual Front Feet, 0.62 Total Acres							Total Est. Land Value =	28,250

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

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

Building Areas

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

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	768	17,610	14,088

Water/Sewer

Public Sewer	1	1,300	1,040

Totals:	18,910	15,128

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 25,718

2026 Est. T.C.V. 009-010-008-90	=	53,968

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/26/2000 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
22,900	22,900	22,900	12,575	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,100	0	339	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,000	27,000	27,000	12,914	12,914	0	

009-010-008-95	2026 Est. T.C.V.	ELLIS ROBERT T
Property Class: 402		S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W PCL 1 OF THE SURVEY RECORDED IN LIBER S-3 PG 307. .367A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors * IRREGULAR SHAPE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	40.00	399.66	1.4953	0.9998	250	100		14,950
40 Actual Front Feet, 0.37 Total Acres							Total Est. Land Value =	14,950

2026 Est. T.C.V. 009-010-008-95	=	14,950
Est. TCV/Total Floor Area = 0.00		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
6,000 6,000 6,000	1,759	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 1,500 0	0	47 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
7,500 7,500 7,500	1,806	1,806 0

009-010-009-00	2026 Est. T.C.V.	SINKA WILLIAM & CORNELIA
Property Class: 401		1970 S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W BEG AT PT S 88 DEG 40' E 415.3 FT & N 4 DEG 48' W 93.2 FT TO
POB N 88 DEG 30' W 273.7 FT N 38 DEG 10' E 75.7 FT S 88 DEG 24' E 222.1 FT S 4
DEG 48' E 60 FT TO POB PT GOVT LOT 1. .3861 A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	60.00	280.31	0.9382	1.4344	1800	100		145,339
60 Actual Front Feet, 0.39 Total Acres								Total Est. Land Value = 145,339

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	300	0	0
D/W/P: 4in Concrete	6.96	160	0	0

Residential Local Cost Land Improvements

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

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1124 SF Floor Area = 1124 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,124		
Total:				177,104	123,973

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
2 Fixture Bath	1	2,996	2,097

Porches

CCP (1 Story)	48	1,531	1,072
WGEP (1 Story)	156	13,556	9,489

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 768 26,258 18,381

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Local Cost Items

SANITARY SEWER	1	0	0	*93% Good

Totals: 232,779 162,945

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 277,007

2026 Est. T.C.V. 009-010-009-00 = 423,296

Est. TCV/Total Floor Area = 376.60, Most recent sale 10/22/2018 for 168,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
181,300	181,300	181,300	115,982	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	30,300	0	3,131	0

Parcel Number: 009-010-009-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
211,600	211,600	211,600	119,113	119,113	119,113

009-010-010-00	2026 Est. T.C.V.	KOETJE HALEY M
Property Class: 401		1988 S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W (0*1998) BEG AT SW COR GOV'T LOT 1 TH S 88 DEG 24' E 414.70 FT
N 4 DEG 48' W 33.18 FT, N 04 DEG 48' W 60.31 FT, TH N 88 DEG 30' W 371.99 FT, TH S
20 DEG 54' 30" W 97.82 FT TO POB EXC BEG AT SW COR GOV'T LOT 1 TH N 89 DEG 25' W
39.31 FT, N 66 DEG 10' 26" E 29 FT, SE'LY TO POB. .827A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	93.00	388.00	0.8048	1.6073	1800	100		216,529
93 Actual Front Feet, 0.83 Total Acres								Total Est. Land Value = 216,529

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1989

(11) Heating System: Forced Heat & Cool
Ground Area = 952 SF Floor Area = 952 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	952		
			Total:	156,941	117,706

Other Additions/Adjustments

Recreation Room	852	16,162	12,121
Basement, Outside Entrance, Below Grade	1	2,727	2,045

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Porches

CCP (1 Story)	72	2,208	1,656
WPP	256	5,276	3,957

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	320	16,278	12,208
Common Wall: 1.5 Wall	1	-3,883	-2,912
Door Opener	1	527	395
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Door Opener	3	1,581	1,186
Base Cost	1344	46,812	35,109

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 100 Feet	1	5,734	4,300

Built-Ins

Appliance Allow.	1	2,713	2,035

Local Cost Items

SANITARY SEWER	1	0	0	*93% Good

Totals: 260,441 195,329

Notes:

Parcel Number: 009-010-010-00

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ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 332,059

2026 Est. T.C.V. 009-010-010-00	=	553,338
Est. TCV/Total Floor Area = 581.24, Most recent sale 10/27/2021 for 260,000		
2025 Assessed	MBOR	S.E.V.
239,900	239,900	239,900
		172,440
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	36,800	0
		4,655
2026 Assessed	MBOR	S.E.V.
276,700	276,700	276,700
		177,095
		177,095
		177,095

009-010-011-00	2026 Est. T.C.V.	ELLIS JO ANNE DENSER
Property Class: 401		1736 S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 10 T22N R8W BEG 1320 FT W OF NE COR GOV'T LOT 1, TH S 100 FT, TH W TO SHORE OF SAPPHIRE LAKE, TH NE'LY TO A PT W OF POB, TH E TOPOB. .6061A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	100.00	264.00	0.7846	1.4046	1800	100		198,369
100 Actual Front Feet, 0.61 Total Acres							Total Est. Land Value =	198,369

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.19	240	94	4,330
Total Estimated Land Improvements			True Cash Value =	4,330

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1956

(11) Heating System: Wall/Floor Furnace

Ground Area = 812 SF Floor Area = 812 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	572		
1 Story	Siding	Crawl Space	240		
		Total:		105,377	63,227

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,939	1,163	
Plumbing				
Average Fixture(s)	1	988	593	
Porches				
CSEP (1 Story)	160	5,995	3,597	
WPP	96	2,409	1,445	
Water/Sewer				
Public Sewer	1	1,152	691	
Water Well, 100 Feet	1	5,150	3,090	
Built-Ins				
Appliance Allow.	1	1,607	964	
Fireplaces				
Exterior 1 Story	1	4,873	2,924	
Deck				
Treated Wood	24	1,032	619	
Local Cost Items				
SANITARY SEWER	1	0	0	*93% Good
Totals:		130,522	78,313	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 133,132

2026 Est. T.C.V. 009-010-011-00 = 335,831

Est. TCV/Total Floor Area = 413.58

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
145,900	145,900	145,900	79,764	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	22,000	0	2,153	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

167,900	167,900	167,900	81,917	81,917	0

009-010-012-00	2026 Est. T.C.V.	ELLIS ROBERT T
Property Class: 401		1738 S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W BEG 100 FT S & 62.4 FT W OF NW COR GOV'T LOT 1 N 89 DEG W 90 FT S 31 DEG W 40 FT S 89 DEG E 90 FT N 31 DEG E 40 FT TO POB. .0826 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	40.00	90.00	1.4953	0.6887	250	100		10,299
40 Actual Front Feet,	0.08	Total Acres			Total Est. Land Value =			10,299

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	17.40	80	50	696
Total Estimated Land Improvements		True Cash Value =		696

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1942

(11) Heating System: Wall/Floor Furnace

Ground Area = 348 SF Floor Area = 348 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	348		
			Total:	46,612	27,967

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Deck

Treated Wood	96	2,355	1,413

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 100 Feet	1	5,415	3,249

Built-Ins

Appliance Allow.	1	1,897	1,138

Local Cost Items

SANITARY SEWER	1	0	0	*93% Good

Totals: 58,764 35,258

Notes:

ECF (4014 SAPPHIRE LAKE BACK LOTS) 1.230 => TCV: 43,367

2026 Est. T.C.V. 009-010-012-00 = 54,362

Est. TCV/Total Floor Area = 156.21

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
26,700	26,700	26,700	14,104	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	380	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,200	27,200	27,200	14,484	14,484	0	

009-010-013-00	2026 Est. T.C.V.	MACFARLANE JAMES C & TALIA A
Property Class: 401		1750 S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W BEG 100 FT S & 62.4 FT W OF NW COR GOV'T LOT 1 N 89 DEG W 90 FT S 31 DEG W 50 FT TO POB N 89 DEG W 110 FT S 31 DEG W 50 FT S 89 DEG E 110 FT N 31 DEG E 50 FT TO BEG. .1263 A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	110.00	1.0000	1.0339	1800	100		93,053
50 Actual Front Feet,	0.13	Total Acres			Total Est. Land Value =			93,053

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	70	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements				950

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 986 SF Floor Area = 1194 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	520		
1.25 Story	Siding	Basement	312		
1 Story	Siding	Slab	154		
		Total:		182,456	118,588

Other Additions/Adjustments

Recreation Room	312	5,919	3,847
Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Deck

Treated Wood	156	3,388	2,202

Garages

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

Base Cost	576	23,910	15,541

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Wood Stove	1	2,503	1,627

Local Cost Items

SANITARY SEWER	1	0	0	*93% Good

Totals: 236,715 153,855

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 261,554

Parcel Number: 009-010-013-00

Page: 2

2026 Est. T.C.V. 009-010-013-00 = 355,557
 Est. TCV/Total Floor Area = 297.79, Most recent sale 06/10/2025 for 449,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
121,700	121,700	121,700	84,924	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
34,800	21,300	0	34,800	58,076	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
177,800	177,800	177,800	122,016	177,800	0

009-010-014-00	2026 Est. T.C.V.	MACFARLANE JAMES C & TALAI A
Property Class: 401		1760 S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W BEG 100 FT S 62.4 FT W & S 31 DEG W 50 FT OF NW COR GOV'T LOT 1 TH N 89 DEG W 90 FT S 31 DEG W 100 FT S 89 DEG E 90 FTN 31 DEG E 100 FT TO POB. .2066 A. 2018-01744 INCLUDIG AN EASEMENT FOR WLKWAY PURPOSES OVER AND ACROSS THE FOLLOWING: BEG AT A POINT WHICH LIES 100 FT S 62.4 FT W AND S31DEG W 40 FT OF THE NW COR OF GOV LOT 1 SEC 10 T22N R8W FOR A POINT OF BEG; TH N89DEG W 20 FT TO THE SHORE OF LAKE SAPPHIRE; TH S31DEG W10 FT; TH S89DEG E 200 FT; TH N31DEG E 10 FT TO POB

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	90.00	100.00	1.2209	0.7071	250	100		19,425
90 Actual Front Feet,	0.21	Total Acres			Total Est.	Land Value =		19,425

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1942

(11) Heating System: Space Heater

Ground Area = 624 SF Floor Area = 624 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	424		
1 Story	Siding	Crawl Space	200		
			Total:	94,713	61,560

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924

Deck

Treated Wood	220	4,255	2,766

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SANITARY SEWER	1	0	0	*93% Good

Totals:	113,029	73,465

Notes:

ECF (4014 SAPPHIRE LAKE BACK LOTS) 1.230 => TCV: 90,362

2026 Est. T.C.V. 009-010-014-00 = 109,787

Est. TCV/Total Floor Area = 175.94, Most recent sale 06/10/2025 for 449,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
46,700	46,700	46,700	33,335	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
6,900	1,300	0	6,900	14,665	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,900	54,900	54,900	41,135	54,900	0	

009-010-015-00	2026 Est. T.C.V.	BECK NANCY E
Property Class: 401		1740 S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 10 T22N R8W BEG 100 FT S & 152.4 FT W OF NW COR GOV'T LOT 1 N 89 DEG W 110 FT TO LAKE SAPPHIRE S 31 DEG W 50 FT S 89 DEG E 200FT N 31 DEG E 10 FT N 89 DEG W 90 FT N 31 DEG E 40 FT TO POB. .1470 A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	130.00	1.0000	1.0962	1800	100		98,656
50 Actual Front Feet,	0.15	Total Acres			Total Est. Land Value =			98,656

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.57	80	94	1,923
Wood Frame	25.57	80	94	1,923
Total Estimated Land Improvements True Cash Value =				3,846

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

(11) Heating System: Space Heater

Ground Area = 320 SF Floor Area = 320 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	320		
			Total:	42,704	25,622

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Porches

WGEP (1 Story)	216	14,103	8,462

Deck

Pine	80	1,665	999

Water/Sewer

Public Sewer	1	1,152	691
Water Well, 100 Feet	1	5,150	3,090

Built-Ins

Appliance Allow.	1	1,607	964

Local Cost Items

SANITARY SEWER	1	0	0	*93% Good

Totals: 67,369 40,421

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 68,715

2026 Est. T.C.V. 009-010-015-00 = 171,217

Est. TCV/Total Floor Area = 535.05

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
74,900	74,900	74,900	34,345	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,700	0	0	927	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
85,600	85,600	85,600	35,272	35,272	0	

009-010-016-00	2026 Est. T.C.V.	LYNCH LISA
Property Class: 401		1764 S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W COMM 100 FT S & 62.4 FT W OF NW COR GOV'T LOT 1 N 89 DEG W 90 FT S 31 DEG W 100 FT TO POB TH N 89 DEG W 110 FT S 31 DEG W 50 FT S 89 DEG E 110 FT N 31 DEG E 50 FT TO BEG. .1263 A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	110.00	1.0000	1.0339	1800	100		93,053
50 Actual Front Feet, 0.13 Total Acres								Total Est. Land Value = 93,053

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	120	71	525

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,475

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 960 SF Floor Area = 960 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	960		
Total:				137,116	82,269

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Porches

WGEP (1 Story)	100	9,343	5,606

Deck

Treated Wood	160	3,371	2,023

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 100 Feet	1	5,415	3,249

Built-Ins

Appliance Allow.	1	1,897	1,138

Carports

Comp.Shingle	180	2,644	1,586

Local Cost Items

SANITARY SEWER	1	0	0	*93% Good

Totals: 162,271 97,362

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 165,515

2026 Est. T.C.V. 009-010-016-00 = 260,043

Est. TCV/Total Floor Area = 270.88, Most recent sale 03/19/2015 for 95,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
111,100	111,100	111,100	70,142	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	18,900	0	0	1,893	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

130,000

130,000

130,000

72,035

72,035

0

009-010-017-00
Property Class: 402
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

INDIAN LAKES L C
S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

SEC 10 T22N R8W (3*2001) GOV'T LOT 3 LYING W'LY OF BIRCHAVEN BEACH UNIT NO 1 & N OF SAPPHIRE LAKE PLAT EXC BEG A STRIP OF LAND 50 FT WIDE LYING W'LY & ADJ TO BIRCHAVEN BEACH DRIVE & EXC BEG S 61 DEG 03'W 89.37 FT FROM SW COR LOT 4 BIRCHAVEN BEACH, TH S 28 DEG 57'E 30.55, N 89 DEG W 178.53 FT, N 28 DEG 57'W 50 FT, N 61 DEG 03'E 50 FT, S 28 DEG 57'E 100 FT TO POB & EXC BEG S 28 DEG 57'00"E 47.88 FT & S 61 DEG 03'00"W 50 FT FROM NE COR LOT 49 BIRCHAVEN BEACH, TH S 61 DEG 03'00"W 50 FT, N 28 DEG 57'18"W 100 FT, N 61 DEG 03'00"E 50 FT, S 28 DEG 58'47"E 50 FT, S 28 DEG 57'02"E 50 FT TO POB EXC BEG N 28 DEG 57'W 259.36 FT & S 61 DEG 03'W 50 FT FROM SE COR LOT 60 BIRCHAVEN BEACH, TH S 61 DEG 03'W 50 FT, N 28 DEG 57"W 50 FT, N 61 DEG 03'E 50 FT, S 28 DEG 57'E 50 FT TO POB. 10.7726A. 2006 PARCEL 009-010-017-00 SPLIT ON 02/15/2006 2011 PARCEL 009-010-017-00 SPLIT ON 01/03/2011; SPLIT ON 01/06/2014 INTO 009-010-017-65; SPLIT ON 04/28/2014 INTO 009-010-017-64; SPLIT ON 11/18/2014 INTO 009-010-017-62; SPLIT ON 01/14/2015 INTO 009-010-017-61; SPLIT ON 05/08/2015 INTO 009-010-017-60; SPLIT ON 05/17/2017 INTO 009-010-017-59; SPLIT ON 11/08/2017 INTO 009-010-017-58; SPLIT ON 02/08/2019 INTO 009-010-017-63; SPLIT ON 9/9/2019 TO 009-010-017-86

FORMERLY SEC 10 T22N R8W (3*2001) GOV'T LOT 3 LYING W'LY OF BIRCHAVEN BEACH UNIT NO 1 & N OF SAPPHIRE LAKE PLAT EXC BEG A STRIP OF LAND 50 FT WIDE LYING W'LY & ADJ TO BIRCHAVEN BEACH DRIVE & EXC BEG S 61 DEG 03'W 89.37 FT FROM SW COR LOT 4 BIRCHAVENBEACH, TH S 28 DEG 57'E 30.55 , N 89 DEG W 93.53 FT, N 08 DEG 38'15"W 89.42, N61 DEG 03'E 50 FT, S 28 DEG 57'E 100 FT TO POB. & EXC BEG S 28 DEG 57'00"E 47.88 FT & S 61 DEG 03'00"W 50 FT FROM NE COR LOT 49 BIRCHAVEN BEACH TH S 61 DEG 03'00"W 50 FT, N 28 DEG 57'18"W 100 FT, N 61 DEG 03'00"E 50 FT, S 28 DEG 58'47"E 50 FT, S 28 DEG 57'02"E 50 FT TO POB. EXC BEG N28DEG57'W259.36' & S61DEG03'W50' FROM SE COR LOT 60 BIRCHAVEN BEACH, TH S61DEG03'W50', N28DEG57'W50', N61DEG03'E50', S28DEG57'E50'E 50' TO POB 10.7726A. 2018 SPLIT PART TO -63 2019-00045, 2006 PARCEL 009-010-017-00 SPLIT ON 02/15/2006 2011 PARCEL 009-010-017-00 SPLIT ON 01/03/2011; SPLIT ON 01/06/2014 INTO 009-010-017-65; SPLIT ON 04/28/2014 INTO 009-010-017-64; SPLIT ON 11/18/2014 INTO 009-010-017-62; SPLIT ON 01/14/2015 INTO 009-010-017-61; SPLIT ON 05/08/2015 INTO 009-010-017-60; SPLIT ON 5/17/2017 ONTO 009-010-017-59; SPLIT ON 11/3/2017 INTO 009-010-017-58

FORMERLY SEC 10 T22N R8W (3*2001) GOV'T LOT 3 LYING W'LY OF BIRCHAVEN BEACH UNIT NO 1 & N OF SAPPHIRE LAKE PLAT EXC BEG A STRIP OF LAND 50 FT WIDE LYING W'LY & ADJ TO BIRCHAVEN BEACH DRIVE & EXC BEG S 61 DEG 03'W 89.37 FT FROM SW COR LOT 4 BIRCHAVENBEACH, TH S 28 DEG 57'E 30.55 , N 89 DEG W 83.53 FT, N 01 DEG E 44.83 FT, N 28 DEG 57'W 50 FT, N61 DEG 03'E 50 FT, S 28 DEG 57'E 100 FT TO POB. & EXC BEG S 28 DEG 57'00"E 47.88 FT & S 61 DEG 03'00"W 50 FT FROM NE COR LOT 49 BIRCHAVEN BEACH, TH S 61 DEG 03'00"W 50 FT, N 28 DEG 57'18"W 100 FT, N 61 DEG 03'00"E 50 FT, S 28 DEG 58'47"E 50 FT, S 28 DEG 57'02"E 50 FT TO POB. EXC BEG N28DEG57'W259.36' & S61DEG03'W50' FROM SE COR LOT 60 BIRCHAVEN BEACH, TH S61DEG03'W50', N28DEG57'W50', N61DEG03'E50', S28DEG57'E50'E 50' TO POB 10.8426A. 2006 PARCEL 009-010-017-00 SPLIT ON 02/15/2006 2011 PARCEL 009-010-017-00 SPLIT ON 01/03/2011; SPLIT ON 01/06/2014 INTO 009-010-017-65; SPLIT ON 04/28/2014 INTO 009-010-017-64; SPLIT ON 11/18/2014 INTO 009-010-017-62; SPLIT ON 01/14/2015 INTO 009-010-017-61; SPLIT ON 05/08/2015 INTO 009-010-017-60; SPLIT ON 5/17/2017 ONTO 009-010-017-59; SPLIT ON 11/3/2017 INTO 009-010-017-58

FORMERLY SEC 10 T22N R8W (4*2001) GOV'T LOT 3 LYING W'LY OF BIRCHAVEN BEACH UNIT NO 1 & N OF SAPPHIRE LAKE PLAT EXC BEG A STRIP OF LAND 50 FT WIDE LYING W'LY & ADJ TO BIRCHAVEN BEACH DRIVE & EXC BEG S 61 DEG 03'W 89.37 FT FROM SW COR LOT 4 BIRCHAVENBEACH, TH S 28 DEG 57'E 30.55 , N 89 DEG W 83.53 FT, N 01 DEG E 44.83 FT, N 28 DEG 57'W 50 FT, N61 DEG 03'E 50 FT, S 28 DEG 57'E 100 FT TO POB. ALSO BEG S 66 DEG 48'19"W 40.31 FT & S 18 DEG 13'32"E 150.8 FT FROM NW COR LOT 23, TH S 18 DEG 13'32"E 50 FT, S 64 DEG 54'37"W 50 FT, N 18 DEG 13'32"E 50 FT, N 66 DEG 48'19"E 50 FT TO POB.

2014 SPLIT FOR 2015 ROLL - .057 A TO 010-017-61
2014 SPLIT FOR 2015 ROLL - .1148A TO 010-017-62 SLACHTER
2014 SPLIT FOR 2015 ROLL - .1 A TO 010-017-64 CLOVER
2013 SPLIT FOR 2014 ROLL - .0574ACRE 010-017-65
2011 PARCEL 009-010-017-00 SPLIT ON 01/03/2011
2010 SPLIT FOR 2011 ROLL - .23 ACRE SPLIT TO 600-094-00
2006 PARCEL 009-010-017-00 SPLIT ON 02/15/2006
11/03/2017 SPLIT #2 FOR 2017 TO 009-010-017-58
FORMERLY SEC 10 T22N R8W (4*2001) GOV'T LOT 3 LYING W'LY OF BIRCHAVEN BEACH UNIT

NO 1 & N OF SAPPHIRE LAKE PLAT EXC BEG A STRIP OF LAND 50 FT WIDE LYING W'LY & ADJ TO BIRCHAVEN BEACH DRIVE & EXC BEG S 61 DEG 03'W 89.37 FT FROM SW COR LOT 4 BIRCHAVENBEACH, TH S 28 DEG 57'E 30.55 , N 89 DEG W 83.53 FT, N 01 DEG E 44.83 FT, N 28 DEG 57'W 50 FT, N61 DEG 03'E 50 FT, S 28 DEG 57'E 100 FT TO POB. ALSO BEG S 66 DEG 48'19"W 40.31 FT & S 18 DEG 13'32"E 150.8 FT FROM NW COR LOT 23, TH S 18 DEG 13'32"E 50 FT, S 64 DEG 54'37"W 50 FT, N 18 DEG 13'32"E 50 FT, N 66 DEG 48'19"E 50 FT TO POB & EXC BEG S 28 DEG 57'00"E 47.88 FT & S 61 DEG 03'00"W 50 FT FROM NE COR LOT 49 BIRCHAVEN BEACH, TH S 61 DEG 03'00"W 50 FT, N 28 DEG 57'18"W 100 FT, N 61 DEG 03'00"E 50 FT, S 28 DEG 58'47"E 50 FT, S 28 DEG 57'02"E 50 FT TO POB. EXC BEG N28DEG57'W259.36' & S61DEG03'W50' FROM SE COR LOT 60 BIRCHAVEN BEACH, TH S61DEG03'W50', N28DEG57'W50', N61DEG03'E50', S28DEG57'E50'E 50' TO POB 10.8426A. 2006 PARCEL 009-010-017-00 SPLIT ON 02/15/2006 2011 PARCEL 009-010-017-00 SPLIT ON 01/03/2011; SPLIT ON 01/06/2014 INTO 009-010-017-65; SPLIT ON 04/28/2014 INTO 009-010-017-64; SPLIT ON 11/18/2014 INTO 009-010-017-62; SPLIT ON 01/14/2015 INTO 009-010-017-61; SPLIT ON 05/08/2015 INTO 009-010-017-60; 2017 SPLIT FOR 2018 ROLL - .574A TO 010-017-59 FORMERLY SEC 10 T22N R8W (4*2001) GOV'T LOT 3 LYING W'LY OF BIRCHAVEN BEACH UNIT NO 1 & N OF SAPPHIRE LAKE PLAT EXC BEG A STRIP OF LAND 50 FT WIDE LYING W'LY & ADJ TO BIRCHAVEN BEACH DRIVE & EXC BEG S 61 DEG 03'W 89.37 FT FROM SW COR LOT 4 BIRCHAVENBEACH, TH S 28 DEG 57'E 30.55 , N 89 DEG W 83.53 FT, N 01 DEG E 44.83 FT, N 28 DEG 57'W 50 FT, N61 DEG 03'E 50 FT, S 28 DEG 57'E 100 FT TO POB. ALSO BEG S 66 DEG 48'19"W 40.31 FT & S 18 DEG 13'32"E 150.8 FT FROM NW COR LOT 23, TH S 18 DEG 13'32"E 50 FT, S 64 DEG 54'37"W 50 FT, N 18 DEG 13'32"E 50 FT, N 66 DEG 48'19"E 50 FT TO POB. 2014 SPLIT FOR 2015 ROLL - .057 A TO 010-017-61 2014 SPLIT FOR 2015ROLL - .1148A TO 010-017-62 SLACHTER 2014 SPLIT FOR 2015ROLL - .1 A TO 010-017-64 CLOVER 2013 SPLIT FOR 2014 ROLL - .0574ACRE 010-017-65 2011 PARCEL 009-010-017-00 SPLIT ON 01/03/2011 2010 SPLIT FOR 2011 ROLL - .23 ACRE SPLIT TO 600-094-00 2006 PARCEL 009-010-017-00 SPLIT ON 02/15/2006

FORMERLY: SEC 10 T22N R8W (4*2001) GOV'T LOT 3 W OF BIRCHAVEN BEACH UNIT NO 1 & N OF SAPPHIRE LAKE PLAT E EXC BEG S 61 DEG 03'00" W 39.37 FT FROM SW COR LOT 4 BIRCHAVEN BEACH, TH S 61 DEG 03'00" W 50 FT, N 28 DEG 57' W 100 FT, N 61 DEG 03' E 50 FT, S 28 DEG 57' E 100 FT TO POB & EXC BEG S 28 DEG 57' E 147.88 FT FROM NE COR LOT 49 BIRCHAVEN BEACH, TH S 61 DEG 03' W 50 FT, N 28 DEG 57' W 50 FT, N 61 DEG 03' E 10 FT, N 28 DEG 57' W 50, S 61 DEG 03' W 10 FT, N 28 DEG 57'02" W 50 FT, N 28 DEG 58'47" W 175 FT, N 61 DEG 03'E 50 FT, S 28 DEG 58'47" E 175 FT, S 28 DEG 57' E 150 FT TO POB & EXC BEG S 66 DEG 48'19" W 40.31 FT FROM NW COR LOT 23 BIRCHAVEN BEACH TH S 18 DEG 13'32" E 100.8 FT, S 66 DEG 48'19" W 50 FT, N 18 DEG 13'32" W 201.6 FT, N 18 DEG 25'16" W 53.54 FT, N 18 DEG 16'W 50 FT, N 18 DEG 05'05"W 98.3 FT, N 18 DEG 01'13" W 47.29 FT, N 64 DEG 54'40" E 50 FT, S 18 DEG 13'32" E 48.93 FT, S 18 DEG 11'45" E 102.75 FT, S 18 DEG 16'E 50 FT, S 18 DEG 18'32" E 48.86 FT, S 18 DEG 13'32" E 100.8 FT TO POB & EXC BEG N 28 DEG 57;W 259.36 FT FROM SE COR LOT 60, TH S 61 DEG 03'W 50 FT, N 28 DEG 57'W 50 FT, N 61 DEG 03'E 50 FT, S 28 DEG 57'E 50 FT TO POB. 11.0393 A M/L

Split/Comb. on 09/10/2019 completed 09/10/2019 TIM ;
Parent Parcel(s): 009-010-017-00;
Child Parcel(s): 009-010-017-86;

Split/Comb. on 02/08/2019 completed 02/08/2019 TIM ;
Parent Parcel(s): 009-010-017-00;
Child Parcel(s): 009-010-017-63;

Split/Comb. on 11/03/2017 completed 11/03/2017 TIM ;
Parent Parcel(s): 009-010-017-00;
Child Parcel(s): 009-010-017-58;

Split/Comb. on 05/16/2017 completed 05/16/2017 TIM ;
Parent Parcel(s): 009-010-017-00;
Child Parcel(s): 009-010-017-59;

SPLIT ON 5/15/2017 TO 010-017-59 .574A - PARTENT IS MULTI PARCEL TRACT. SPLIT APPROVED BY DALE MOSHER

2014-04155SPLIT ON 12/31/2014 COMPLETED 12/31/2014 TIM LOT LINE TRANSFER -
 EXEMPT .57A M/L
 2014-03496 WD SPLIT TO SLACHTER .1148 A M/L -017-62
 FINK ARNOLD & CAROLE SPLIT .0574AC
 SEC 10 T22N R8W (4*2001) GOV'T LOT 3 W OF BIRCHAVEN BEACH UNIT NO 1 & N OF
 SAPPHIRE LAKE PLAT EXC BEG S 61 DEG 03'00"W 39.37 FT FROM SW COR LOT 4 BIRCHAVEN
 BEACH, TH S 61 DEG 03'00"W 50 FT, N 28 DEG 57'00"W 100 FT, N 61 DEG 03'00"E 50
 FT, S 28 DEG 57'00"E 100 FT TO POB EXC BEG S 28 DEG 57' 00"E 297.88 FT FROM NE
 COR LOT 49 BIRCHAVEN BEACH, TH S 61 DEG 03'00"W 50 FT, N 28 DEG 57'00"W 200 FT,
 N 61 DEG 03'00"E 10 FT, N 28 DEG 57'00"W 50 FT, S 61 DEG 03'00"W 10 FT, N 28 DEG
 57'02" W 50 FT, N 28 DEG 58'47"W 267.14 FT, N 26 DEG 38'26"W 14.88 FT, N 64 DEG
 54'37"E 49.53 FT, S 28 DEG 58'47"E 280.89 FT, S 28 DEG 57'00"E 297.88 FT TO POB &
 EXC BEG S 66 DEG 48'19"W 40.31 FT FROM NW COR LOT 23 BIRCHAVEN BEACH, TH S 18
 DEG 13'32"E 100.8 FT, S 66 DEG 48'19"W 50 FT, N 18 DEG 13'32"W 201.6 FT, N 18
 DEG 25'16"W 53.54 FT, N 18 DEG 16'00"W 50 FT, N 18 DEG 05'05"W 98.3 FT, N 18 DEG
 01'13"W 47.29 FT, N 64 DEG 54'40"E 50 FT, S 18 DEG 13'32"E 48.93 FT, S 18 DEG
 11'45"E 102.75 FT, S 18 DEG 16'00"E 50 FT, S 18 DEG 18'32"E 48.86 FT, S 18 DEG
 13'32"E 100.8 FT TO POB & EXC BEG N 28 DEG 57'W 259.36 FT FROM SE COR LOT 60, TH
 S 61 DEG 03'W 50 FT, N 28 DEG 57'W 50 FT, N 61 DEG 03'E 50 FT, S 28 DEG 57'E 50
 FT TO POB & EXC BEG N 01 DEG E 30 FT & N 89 DEG W 40 FT FROM SE COR SAPPHIRE
 LAKE PLAT 2, TH N 89 DEG W 100 FT, N 1 DEG E 100 FT, S 89 DEG E 100 FT, S 1 DEG
 W 100 FT TO POB. 10.7351A. 2006 PARCEL 009-010-017-00 SPLIT ON 02/15/2006 2011
 PARCEL 009-010-017-00 SPLIT ON 01/03/2011

05 SPLIT .12 AC. TO 017-72 FOR 06..EXEMPT..ADJ OWNER (LOT 28)
 05 SPLIT .10 AC. TO 017-71 FOR 06..EXEMPT..ADJ OWNER (LOTS 18 & 19)
 05 SPLIT .05 AC. TO 017-70 FOR 06..EXEMPT..ADJ OWNER (LOT 6)
 05 SPLIT .11 AC. TO 017-69 FOR 06..EXEMPT..ADJ OWNER (LOT 12)
 05 SPLIT .05 AC. TO 017-68 FOR 06..EXEMPT..ADJ OWNER (LOT 49)
 05 SPLIT .017 AC. TO 017-67 FOR 06..EXEMPT..ADJ OWNER (LOT 49)

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia LAKEMISS@	\$4000	10.65 Acres	4000	100	ADJ TO SUBDIVISON			42,612
		10.65 Total Acres			Total Est. Land Value =			42,612

2026 Est. T.C.V. 009-010-017-00 = 42,612

Est. TCV/Total Floor Area = 44.39

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
21,300	21,300	21,300	12,366	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	333	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
21,300	21,300	21,300	12,699	12,699	0	

009-010-017-58	2026 Est. T.C.V.	FLEISCHMAN JOSEPH B & SUSAN K
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W (0*2017) (PCL 13B) BEG 61 DEG 03'W 39.37 FR FROM SE COR LOT 4,
 BIRCHAVEN BEACH UNIT NO 1, TH S 28 DEG 57'E 59.36 FT, N 89 DEG 00'W 57.70 FR, N
 28 DEG 57'W 30.55 FT, N 61 DEG 03'E 50 FTTO POB .. 05A.
 SPLIT ON 11/08/2017 FROM 009-010-017-00;

Split/Comb. on 11/03/2017 completed 11/03/2017 TIM ;
 Parent Parcel(s): 009-010-017-00;
 Child Parcel(s): 009-010-017-58;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	25.00	43.56	1.4142	0.5745	110	100		2,234
A 200' @ 110/FF	25.00	43.56	1.4142	0.5745	110	0	ROAD ENCROACHMENT	0
50 Actual Front Feet, 0.05 Total Acres							Total Est. Land Value =	2,234

2026 Est. T.C.V. 009-010-017-58 = 2,234

Est. TCV/Total Floor Area = 2.33, Most recent sale 11/13/2017 for 1,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
900	900	900	585	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	15	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,100	1,100	1,100	600	600	0

009-010-017-59	2026 Est. T.C.V.	MOORE SHERMAN W & JUDITH G
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

5/2017 SPLIT FROM 009-010-017-00 SEC10T22NR8W BEG N28DEG57'W259.36' &
S61DEG03'W50' FROM SE COR LOT 60 BIRCHAVEN BEACH, TH S61DEG03'W50',
N28DEG57'W50', N61DEG03'E50', S28DEG57'E50'E 50' TO POB .0574 A

Split/Comb. on 05/16/2017 completed 05/16/2017 TIM ;
Parent Parcel(s): 009-010-017-00;
Child Parcel(s): 009-010-017-59;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	50.00	50.00	1.4142	0.5946	250	100		10,511
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	10,511

2026 Est. T.C.V. 009-010-017-59 = 10,511

Est. TCV/Total Floor Area = 10.95, Most recent sale 05/24/2017 for 4,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
4,200	4,200	4,200	3,103	2.70			
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	1,100	0	83	0			
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
5,300	5,300	5,300	3,186	3,186	3,186		

009-010-017-60	2026 Est. T.C.V.	DEBOER JULIE
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2015-00603 & 2015-01475 SCRIVENERS A PARCEL OF LAND IN THE NORTHEAST GOVERNMENT LOT 2, SEC 10T22N R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN DESCRIBED AS COMMENCING AT A CONCRETE MONUMENT AT THE NORTHEASTERLY CORNER OF LOT 49 IN THE RECORDED PLAT OF BIRCHHAVEN BEACH UNIT OF MISSAUKEE LAKES LAND COMPANY PLAT #1, THENCE S28°57'00"E 47.88 FEET ALONG THE WEST LINE OF BIRCHAVEN BEACH DRIVE, THENCE S61°03'00"W 50.00 FEET TO THE POINT OF BEGINNING, THENCE S61°03'00"W 50.00 FEET, THENCE N28°57'18"W 100.00 FEET, THENCE N61°03'00"E 50.00 FEET, THENCE S28°58'47"E 50.00 FEET, THENCE S28 57'02"E 50.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.12 ACRES MORE OR LESS. SUBJECT TO EASEMENTS, RESERVATIONS, AND RESTRICTIONS OF RECORD.

2015-00603 EXEMPT LOT LINE TRANSFER FROM 010-017-00

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	100.00	50.00	1.1892	0.5946	250	100		17,678
100 Actual Front Feet,	0.12	Total Acres			Total Est. Land Value =			17,678

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.57	80	50	1,023
Total Estimated Land Improvements		True Cash Value =		1,023

2026 Est. T.C.V. 009-010-017-60 = 18,701

Est. TCV/Total Floor Area = 19.48, Most recent sale 01/20/2015 for 6,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
7,100	7,100	7,100	3,103	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,300	0	0	83	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
9,400	9,400	9,400	3,186	3,186	0

009-010-017-61	2026 Est. T.C.V.	CLOVER JAMES P & LORI
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2014-04155 SPLIT FROM 010-018-00 IN THE NORTHEAST 1/4 OF SECTION 10, R22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN DESCRIBED AS COMMENCING AT A FOUND CONCRETE MONUMENT AT THE SOUTHEASTERLY CORNER OF LOT 60 IN THE RECORDED PLAT OF BIRCHAVEN BEACH UNIT OF MISSAUKEE LAKES LAND COMPANY PLAT #1, THENCE N28°57'W 109.36 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF BIRCHAVEN BEACH DRIVE OF SAID PLAT, THENCE S61°03'W 50.00 FEET TO THE POINT OF BEGINNING, THENCE S61°03'W 50.00 FEET, THENCE N28°57'W 50.00 FEET, THENCE N61°03'E 50.00 FEET, THENCE S28°57'E 50.00 FEET TO THE POINT OF BEGINNING. .057 A M/L

2014-04155 SPLIT ON 12/31/2014 COMPLETED 12/31/2014 TIM LOT LINE TRANSFER - EXEMPT;
 PARENT PARCEL(S): 009-010-018-00;
 CHILD PARCEL(S): 009-010-017-61;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	50.00	50.00	1.4142	0.5946	250	100		10,511
50 Actual Front Feet,	0.06	Total Acres			Total Est.		Land Value =	10,511

2026 Est. T.C.V. 009-010-017-61 = 10,511

Est. TCV/Total Floor Area = 10.95, Most recent sale 10/24/2014 for 4,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
4,200	4,200	4,200	2,706	2.70			
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	1,100	0	73	0			
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
5,300	5,300	5,300	2,779	2,779	0		

009-010-017-62	2026 Est. T.C.V.	SLACHTER MICHAEL & KIMBERLY
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2014-03496 TOWNSHIP OF LAKE, COUNTY OF MISSAUKEE , AND STATE OF MICHIGAN
 COMMENCING AT A FOUND CONCRETE MONUMENT AT THE SOUTHEASTERLY CORNER OF LOT 60 IN
 THE RECORDED PLAT OF BIRCHAVEN BEACH UNIT OF MISSAUKEE LAKES LAND COMPANY PLAT
 #1; THENCE N28°57'00"W 159.36 FEET ALONG THE
 WESTERLY RIGHT-OF-WAY OF BIRCHAVEN BEACH DRIVE OF SAID PLAT TO THE POINT OF
 BEGINNING ; THENCE S61°03'00"W 50.00 FEET ; THENCE N28°57'00"W 100.00 FEET
 PARALLEL TO SAID RIGHT- OF- WAY ; THENCE N61°03'00"E 50.00 FEET TO A POINT ON
 SAID RIGHT-OF-WAY; THENCE 828°57' 00"E 100.00 FEET ALONG SAID RIGHT-OF-WAY TO
 THE POINT OF BEGINNING.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	50.00	50.00	1.2779	0.5946	250	100		9,498
I 200' @ 250/	25.00	50.00	1.2779	0.5946	250	100	1/2 OF 50'	4,749
75 Actual Front Feet, 0.09 Total Acres							Total Est. Land Value =	14,247

2026 Est. T.C.V. 009-010-017-62	=	14,247
Est. TCV/Total Floor Area = 14.84, Most recent sale 08/18/2014 for 10,000		
2025 Assessed	MBOR	S.E.V.
5,700	5,700	5,700
		4,474
2026 New Eq. Adjustment	Loss	IRM
0	1,400	2.70
	0	
2026 Assessed	MBOR	S.E.V.
7,100	7,100	7,100
		4,594
		4,594
		PRE/MBT
		0

009-010-017-63	2026 Est. T.C.V.	CLOVER JAMES P & LORI
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2019-00045 BEG S61DEG03'00"W 89.37FT, S28DEG57'00"E 30.55 FT, & N 89DEG 00'00"W 83.53FT FROM SW COR LOT 4 BIRCHAVEN BEACH UNIT, TH N 89DEG00'00"W 10FT, N08DEG38'15"W89.42FT, S28DEG57'0"E50FT, S01DEG01'00"W44.83FT TO POB SECT0T22NR8W .02A
 2019-00045 SPLIT ON 08/01/2018 FROM 009-010-017-00;

Split/Comb. on 02/08/2019 completed 02/08/2019 TIM ;
 Parent Parcel(s): 009-010-017-00;
 Child Parcel(s): 009-010-017-63;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	10.00	87.12	2.0000	0.6831	110	100		1,503
10 Actual Front Feet, 0.02 Total Acres							Total Est. Land Value =	1,503

2026 Est. T.C.V. 009-010-017-63	=	1,503
Est. TCV/Total Floor Area = 1.57, Most recent sale 08/01/2018 for 1,400		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
600 600 600 541 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 200 0 0 14 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
800 800 800 555 555 0		

009-010-017-64	2026 Est. T.C.V.	CLOVER JAMES P & LORI
Property Class: 401		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2014 SPLIT FROM 009-010-017-00 BEG S61DEG03'00"W 83.53 FT FROM SW COR LOT 4
BIRCHAVEN BEACH THEN S 28'57'00"E30.55FT N89'00'00"W 83.3 FT, N 01'00'00" E
44.83FT, N61'03'00" E 0 FT, S 28'57'00" E 50 FT TO POB.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	50.00	87.12	1.4142	0.6831	250	100		12,076
50 Actual Front Feet,		0.10	Total Acres		Total Est. Land Value =			12,076

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	809	0	0

Residential Local Cost Land Improvements

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

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

(11) Heating System: Forced Air w/o Ducts

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas

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

Garages

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

Base Cost	1165	40,577	38,954

Totals:	40,577	38,954

Notes: 12/19/2014 NO PLUMBING - POSTED 1 TO REMOVED NEGATIVE ADJUSTMENT - TIM

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 47,913

2026 Est. T.C.V. 009-010-017-64 = 60,939

Est. TCV/Total Floor Area = 0.00, Most recent sale 02/14/2014 for 6,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
30,800	30,800	30,800	19,530	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-300	0	527	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
30,500	30,500	30,500	20,057	20,057	0

FINK ARNOLD & CAROLE
S BIRCHAVEN BEACH DR
/

2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM	
	4,600		4,600	4,600	1,949	2.70	
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		1,100	0	0	52	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	5,700		5,700	5,700	2,001	2,001	0

009-010-017-66	2026 Est. T.C.V.	NORMAN RANDALL M & CHRISTIE M TRUST
Property Class: 401		SIXTH ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W (0*2010) BEG N 01 DEG E 30 FT & N 89 DEG W 40 FT FROM SE COR
SAPPHIRE LAKE PLAT 2, TH N 89 DEG W 100 FT, N 1 DEG E 100 FT, S 89 DEG E 100 FT,
S 1 DEG W 100 FT TO POB. .2296A. 2006 Parcel 009-010-017-00 Split on 02/15/2006
2011 Split of 009-010-017-00 on 01/03/2011

SEC 10 T22N R8W LOT 93 & 94 SAPPHIRE LAKE PLAT 2.

A PARCEL OF LAND IN GOVERNMENT LOT 3, SECTION 10, T22N, R8W, LAKE TOWNSHIP,
MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS COMM SE CNR OF THE RECORDED PLAT OF
"SAPPHIRE LAKE PLAT NO.2" AND ALSO BEING A POINT ON THE CENTERLINE OF SIXTH
STREET AND EAST ROW LINE OF CHIPPEWA AVENUE, THENCE N000°E
30.00 FT ALONG SAID EAST PLAT LINE, THENCE N89°00'W 40.00 TO POINT ON THE ROW
LINES OF SAID CHIPPEWA AVE. AND SIXTH STREET AND POB THENCE N89°00'W 100.00 FT
ALONG NORTH ROW LINE OF SIXTH ST TO SE CNR LOT 95 OF SAID PLAT, THENCE NORTH
N01°00'E 100.00 FT ALONG EAST LINE OF SAID LOT 95 TO A POINT ON SOUTH ROW LINE
OF PUBLIC HIGHWAY, THENCE 889°00'E 100.00 FT ALONG SAID S. RIGHT OF WAY LINE TO
A POINT ON WEST ROW LINE OF SAID CHIPPEWA AVENUE, THENCE S01°00'W 100.00 FT
ALONG SAID W. ROW LINE TO THE POB. CONTAINING 0.23 ACRES MOL

SUBJECT TO EASEMENTS, RESERVATION AND RESTRICTIONS OF RECORD
2010 SPLIT FROM 009-010-017-00

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

		* Factors *		93 & 94			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
I 200' @ 250/	50.00	100.00	1.1892	0.7071	250	100	
I 200' @ 250/	50.00	100.00	1.1892	0.7071	250	100	
100 Actual Front Feet, 0.23 Total Acres						Total Est. Land Value =	21,022

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	913	0	0
D/W/P: Crushed Rock	2.26	230	0	0

Residential Local Cost Land Improvements

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

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

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

Building Areas

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

Garages

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

Door Opener	2	1,054	949
Base Cost	1522	53,011	47,710

Totals:	54,065	48,659

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 82,720

2026 Est. T.C.V. 009-010-017-66 = 106,117

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/22/2010 for 14,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
46,300	46,300	46,300	25,565	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,800	0	690	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

53,100

53,100

53,100

26,255

26,255

0

009-010-017-67	2026 Est. T.C.V.	FISH SALLIE TRUST
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2006P284 BEG N 28DEG 58' 47" W 265.18 FT FROM NE COR LOT 49 BIRCHAVEN BEACH
 THENCE S 64 DEG 54' 54" W 50.14 FT, N26 DEG 38' 26" W 14.98 FT, N64 DEG 54' 37"
 E 49.53 FT, S 28 DEG 58'47" E 15.01 FT TO POB. .0172 AC. SEC 10 T22N, R8W,

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

		* Factors *		PART OF LOT		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	15.00	50.00	1.9109	0.5946	110 100	1,875
15 Actual Front Feet,	0.02	Total Acres			Total Est. Land Value =	1,875

2026 Est. T.C.V. 009-010-017-67	=	1,875
Est. TCV/Total Floor Area = 0.00, Most recent sale 12/03/2004 for 750		
2025 Assessed	MBOR	S.E.V.
800	800	800
		535
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	100	0
		14
2026 Assessed	MBOR	S.E.V.
900	900	900
		549
		549
		0

009-010-017-68	2026 Est. T.C.V.	MUDREY MICHAEL S & GINA M
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

BEG S 28D 57M E 247.88 FT FROM NE COR LOT 49 BIRCHAVEN BEACH; TH S 28D 57M E 50 FT; S 61D 03M N 50 FT; N 28D 57M W 50 FT; N 61D 08M E 50 FT TO POB. --.057 AC-- SEC 10 T22N R8W

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	50.00	50.00	1.4142	0.5946	250	100		10,511
50 Actual Front Feet,		0.06	Total Acres				Total Est. Land Value =	10,511

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	26.22	96	50	1,258
Total Estimated Land Improvements				True Cash Value = 1,258

2026 Est. T.C.V. 009-010-017-68 = 11,769

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/19/2019 for 277,700

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
4,800	4,800	4,800	4,438	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,100	0	0	119	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,900	5,900	5,900	4,557	4,557	0	

009-010-017-69	2026 Est. T.C.V.	ZYSK CAROLYN D
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

BEG S 28DEG57' E 147.88' FROM NE COR LOT 49 BIRCHHAVEN BEACH TH S 28DEG57' E 50'
S 61D 03' W 50', N 28D 57' W 50', N 61D 03' E 50' TO POB SEC 10 T22N R82 .574

A

8/2017 SPLIT .0574 A TO 009-010-017-96

BEG S 28D 57M E 147.88 FT FROM NE COR LOT 49 BIRCHHAVEN BEACH TH S 28E 57M E 100
FT; S 61D 03M W 50 FT; N 28D 57M W 100 FT; W 61D 03M E 50 FT TO POB. --11.48

AC--

SEC 10 T22N R8W

8/2017 SPLIT .574 A TO 010-017-96

05 SPLIT .11 AC FROM 010-017-00 FOR 06

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	100.00	50.00	1.1892	0.5946	250	100		17,678
100 Actual Front Feet,	0.12	Total Acres			Total Est.	Land Value =		17,678

2026 Est. T.C.V. 009-010-017-69

= 17,678

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/08/2005 for 7,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
7,100	7,100	7,100	1,944	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,700	0	52	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,800	8,800	8,800	1,996	1,996	0	

009-010-017-70	2026 Est. T.C.V.	MOORE SHERMAN & JUDITH G
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

BEG N28D57M W 259.36 FT SE COR LOT 60 BIRCHHAVEN BEACH TH S61D03M W 50 FT
 N28D57M W 50 FT; N 61D03M E 50 FT; S28D57M E 50 FT TO POB --.0574 AC--
 SEC 10 T22N R8W

05 Split .057 Ac from 010-017 for 06

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	50.00	50.00	1.4142	0.5946	250	100		10,511
50 Actual Front Feet,	0.06	Total Acres			Total Est.		Land Value =	10,511

2026 Est. T.C.V. 009-010-017-70 = 10,511

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/05/2005 for 3,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
4,200	4,200	4,200	3,788	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,100	0	0	102	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,300	5,300	5,300	3,890	3,890	0	

009-010-017-71	2026 Est. T.C.V.	FISH SALLIE TRUST
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W (0*2005)
 BEG N 28 DEG 58'47"W 177.12 FT FROM NE COR LOT 49 BIRCHAVEN BEACH UNIT NO 1 TH S
 61 DEG 03'W 50 FT, N 28 DEG 58'47"W 92.14 FT, N 64 DEG 54'54"W 50.14 FT, S 28
 DEG 58'47"E 88.76 TO POB. .1040A

05 Split .10 from 017-00 for 06

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	90.00	50.00	1.2209	0.5946	250	100		16,335
90 Actual Front Feet, 0.10 Total Acres							Total Est. Land Value =	16,335

2026 Est. T.C.V. 009-010-017-71 = 16,335

Est. TCV/Total Floor Area = 0.00, Most recent sale 04/25/2005 for 5,200

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
6,500	6,500	6,500	3,959	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,700	0	0	106	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,200	8,200	8,200	4,065	4,065	0	

009-010-017-72	2026 Est. T.C.V.	SMITH GLEN & SARAH
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W (0*2005) BEG S 66 D 56' 31" W 40.67 FT FROM SW COR OF LOT
 30 BIRCHAVEN BEACH, S 18 D 11' 45" E 102.75 FT, S 71D 54' 46" W 50 FT, N 18 D
 05' 05" W 98.3 FT, N 66 D 48' 19" E 50 FT TO POB. .1154 A M/L

05 Split from 017-00 for 06

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	101.00	50.00	1.1863	0.5946	250	100		17,810
101 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	17,810

2026 Est. T.C.V. 009-010-017-72 = 17,810

Est. TCV/Total Floor Area = 0.00, Most recent sale 02/11/2005 for 7,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
7,100	7,100	7,100	3,895	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,800	0	105	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,900	8,900	8,900	4,000	4,000	0	

009-010-017-73	2026 Est. T.C.V.	COEBLY JUDITH L TRUST
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W BEG S 64D 54' 40" W 40.93 FT FROM SW COR LOT 30 BIRCHAVEN
 BEACH UNIT, TH S 18D 13' 32" E 48.93 FT, S 66D 48' 19" W 50 FT, N 18D 01' 13" W
 47.29 FT, N 64D 54' 40" E 50 FT TO POB. .05 A M/L

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	50.00	43.20	1.4142	0.5733	250	100		10,134
50 Actual Front Feet, 0.05 Total Acres							Total Est. Land Value =	10,134

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	300	50	970
Wood Frame	24.12	140	95	3,208
Total Estimated Land Improvements			True Cash Value =	4,178

2026 Est. T.C.V. 009-010-017-73 = 14,312

Est. TCv/Total Floor Area = 0.00, Most recent sale 10/18/2004 for 3,700

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
6,100	6,100	6,100	2,853	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,100	0	0	77	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,200	7,200	7,200	2,930	2,930	0	

009-010-017-74	2026 Est. T.C.V.	COUGHLIN JOHN T & BERNITA M
Property Class: 401		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W (0*2004)
 BEG S 67 DEG 01' 47" W 40.25 FT FROM NW COR LOT 25 BIRCHAVEN BEACH TH S 66 DEG 48' 19" W 50 FT, N 18 DEG 25' 16" W 53.34 FT, N 71 DEG 49' 39" E 49.92 FT, S 18 DEG 18' 32" E 48.96 FT TO POB. -- .0587 A M/L--

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	50.00	50.00	1.4142	0.5946	250	100		10,511
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	10,511

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	151	95	1,052
Total Estimated Land Improvements			True Cash Value =	1,052

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2010

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

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

Garages

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

Base Cost	912	33,197	29,877
Storage Over Garage	228	3,019	2,717
Door Opener	1	527	474

Totals: 36,743 33,068

Notes: GARAGE

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 40,674

2026 Est. T.C.V. 009-010-017-74 = 52,237

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/20/2004 for 3,600

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
26,700	26,700	26,700	12,920	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-600	0	348	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,100	26,100	26,100	13,268	13,268	13,268	

009-010-017-75	2026 Est. T.C.V.	DEBOER JULIE
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W (0*2004) .0574 A M/L
 BEG N 28 DEG 58' 47" W 2.12 FT FROM NE COR LOT 49 BIRCHAVEN BEACH PLAT, TH S 61
 DEG 03' W 50 FT, N 28 DEG 58' 47" W 50 FT, N 61 DEG 03'
 E 50 FT, S 28 DEG 58' 47" E 50 F TO POB.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	50.00	50.00	1.4142	0.5946	250	100		10,511
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	10,511

2026 Est. T.C.V. 009-010-017-75 = 10,511

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/20/2004 for 3,600

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
4,200	4,200	4,200	796	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,100	0	21	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,300	5,300	5,300	817	817	0	

009-010-017-77	2026 Est. T.C.V.	GRIER R DIXON & PATRICIA A TRUST
Property Class: 401		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W (0*2004) .0574 A M/L
 BEG N 28D 57' W 109.36 FT FROM SE COR LOT 60 BIRCHAVEN BEACH UNIT; S 61D 03' W 50 FT; N 28D 57' W 50 FT; N 61D 03' E 50 FT; S 28D 57' E 50 FT TO POB.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	50.00	50.00	1.4142	0.5946	250	100		10,511
50 Actual Front Feet,		0.06	Total Acres				Total Est. Land Value =	10,511

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	320	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements				950

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2006

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 0 SF Floor Area = 512 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Overhang	512		
			Total:	44,431	37,766

Other Additions/Adjustments

Exterior

Stone Veneer	50	1,829	1,555

Plumbing

Average Fixture(s)	1	1,422	1,209

Garages

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

Base Cost	768	35,382	30,075
Door Opener	2	1,054	896

Water/Sewer

Public Sewer	1	1,465	1,245
Water Well, 100 Feet	1	5,734	4,874

Built-Ins

Appliance Allow.	1	2,713	2,306

Local Cost Items

SANITARY SEWER	1	0	0

Totals: 94,030 79,926

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 98,309

2026 Est. T.C.V. 009-010-017-77 = 109,770

Est. TCV/Total Floor Area = 214.39, Most recent sale 06/25/2004 for 3,700

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
56,800	56,800	56,800	34,692	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,900	0	936	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,900	54,900	54,900	35,628	35,628	35,628	

009-010-017-78	2026 Est. T.C.V.	PAPENFUSS RANDOLPH KAREN E &
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W (0*2004) .0861 A M/L
 BEG N 28D 58' 47" W 102.12 FT FROM NE COR LOT 49; TH S 61D 03' W 50 FT; N 28D
 58' 47" W 75 FT; N 61D 03' W 50 FT; S 28D 58' 47" E 75 FT TO POB.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	75.00	50.00	1.2779	0.5946	250	100	.	14,247
75 Actual Front Feet, 0.09 Total Acres							Total Est. Land Value =	14,247

2026 Est. T.C.V. 009-010-017-78 = 14,247

Est. TCV/Total Floor Area = 27.83, Most recent sale 06/01/2004 for 5,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,700	5,700	5,700	796	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,400	0	21	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,100	7,100	7,100	817	817	0	

009-010-017-79 2026 Est. T.C.V. FLEISCHMAN JOSEPH B & SUSAN K
 Property Class: 401 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 10 T22N R8W BEG S 61 DEG 03'00"W 39.37 FT FROM SW COR LOT 4 BIRCHAVEN BEACH
 UNIT TH S 61 DEG 03'00"W 50 FT, N 28 DEG 57'00"W 50 FT, N 61 DEG 03'00"E 50 FT,
 S 28 DEG 57'00"E 50 FT TO POB. .0574A.

SPLIT FROM INDIAN LAKES

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	50.00	50.00	1.4142	0.5946	250	100		10,511
50 Actual Front Feet,	0.06	Total Acres			Total Est.	Land Value =		10,511

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	360	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements				950

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

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

Building Areas

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

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	730	28,236	25,412
Door Opener	1	527	474
Totals:		28,763	25,886

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 31,840

2026 Est. T.C.V.	009-010-017-79	=	43,301
Est. TCV/Total Floor Area =	0.00, Most recent sale 09/01/2002 for	3,500	
2025 Assessed	MBOR	S.E.V.	Base for Cap
21,900	21,900	21,900	13,340
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	-200	0	360
2026 Assessed	MBOR	S.E.V.	Capped
21,700	21,700	21,700	13,700
			13,700
			PRE/MBT
			0

009-010-017-80	2026 Est. T.C.V.	HEEREN KURT M & SVENJE
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N RSW PCL +/- .06 ACRES OF THE SURVEY RECORDED IN BOOK OF SURVEYS 5-6
P-199 .. 06A M/L.
FORMERLY DESCRIBED AS SEC 10 T22N R8W BEG S 67 DEG 01'47"W 40.25 FT FROM NW COR
LOT 25 BIRCHAVEN BEACH TH S 18 DEG 13'32"E 50.4 FT, S 66 DEG 48'19"W 50 FT, N 18
DEG 13'32"W 50.4 FT, N 66 DEG 48' 19"E 50 FT TO POB. .0579A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	50.48	50.00	1.4108	0.5946	250	100		10,587
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	10,587

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	34.86	40	94	1,310
Total Estimated Land Improvements			True Cash Value =	1,310

2026 Est. T.C.V. 009-010-017-80					=	11,897
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
4,900	4,900	4,900	796	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment		Losses
0	1,000	0	0	21		0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
5,900	5,900	5,900	817	817		0

009-010-017-82	2026 Est. T.C.V.	FORCHE KURT D & JEANNETTE L TRUST
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W BEG N 28 DEG 58'47"W 52.12 FT FROM NE COR LOT 49 BIRCHAVEN BEACH
UNIT NO 1, THS 61 DEG 03'W 50 FT, N 28 DEG 58'47"W 50 FT, N 61 DEG 03'E 50 FT, S
28 DEG 58'47"E 50 FT TO POB. .0574A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	50.00	50.00	1.4142	0.5946	250	100		10,511
50 Actual Front Feet,		0.06	Total Acres				Total Est. Land Value =	10,511

2026 Est. T.C.V. 009-010-017-82	=	10,511
Est. TCV/Total Floor Area = 0.00, Most recent sale 05/16/2014 for 183,500		
2025 Assessed	MBOR	S.E.V.
4,200	4,200	4,200
		3,103
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	1,100	0
		83
2026 Assessed	MBOR	S.E.V.
5,300	5,300	5,300
		3,186
		3,186
		0

009-010-017-83	2026 Est. T.C.V.	DEBOER JULIE
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W (0*2002) PCL 14A AS RECORDED IN BOOK OF SURVEYS S-4 P 166.
.0574A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	50.00	50.00	1.4142	0.5946	250	100		10,511
50 Actual Front Feet,	0.06	Total Acres			Total Est.		Land Value =	10,511

2026 Est. T.C.V. 009-010-017-83 = 10,511

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
4,800	4,800	4,800	313	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	8	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,300	5,300	5,300	321	321	0	

009-010-017-85	2026 Est. T.C.V.	RYAN DAVID & PAMELA M
Property Class: 401		1374 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W (0*2001) BEG N 28 DEG 57'W 281 FT, N 18 DEG 16'W 350.02 FT FROM
NE COR LOT 49 BIRCHAVEN BEACH UNIT NO 1 TH N 18 DEG 16'W 50 FT, S 71 DEG 44'W 50
FT, S 18 DEG 16'E 50 FTN 71 DEG 44'E 50 FT TO POB. .05A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	50.00	50.00	1.4142	0.5946	250	100		10,511
50 Actual Front Feet,		0.06	Total Acres				Total Est. Land Value =	10,511

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	650	0	0
Wood Frame	37.46	50	50	936

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements				True Cash Value = 1,876

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

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

Building Areas

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

Garages

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

Base Cost	589	24,279	19,423
Storage Over Garage	484	6,408	5,126
Door Opener	2	1,054	843

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

Common Wall: 1 Wall	1	-2,589	-2,071
Base Cost	237	13,187	10,550

Totals: 42,339 33,871

Notes: GARAGE & WORKSHOP

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 41,661

2026 Est. T.C.V. 009-010-017-85 = 54,048

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/21/2014 for 1

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
27,500	27,500	27,500	18,680	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-500	0	0	504	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
27,000	27,000	27,000	19,184	19,184	0

009-010-017-86	2026 Est. T.C.V.	MCGRAW KENNETH E TRUST
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC10T22NR8W BEG S61DEG03'W89.37FT S28DEG57'E 30.55FT, N89DEGW93.53FT FROM SW
 COR LOT 4 BIRCHAVEN BEACH UNIT, TH N89DEGW85FT, 01DEGE47.8 FT, N61DEG03'E 80.8FT
 S08DEG38'15"E 89.42FT TO POB.
 9/9/2019 SPLIT FROM 010-017-00

Split/Comb. on 09/10/2019 completed 09/10/2019 TIM ;
 Parent Parcel(s): 009-010-017-00;
 Child Parcel(s): 009-010-017-86;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	85.00	63.77	1.2385	0.6319	250	100		16,630
85 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	16,630

2026 Est. T.C.V. 009-010-017-86 = 16,630

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/15/2019 for 12,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
6,700	6,700	6,700	1,994	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,600	0	53	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,300	8,300	8,300	2,047	2,047	0	

009-010-017-87 2026 Est. T.C.V. FINK ARNOLD
 Property Class: 401 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 10 T22N R8W (0*2024) BEG S 66 DEG 48'19"W 40.31 FT FROM NW COR LOT 23
 BIRCHAVEN BEACH, TH S 18 DEG 13'32"E 65.8 FT, N 66 DEG 48'19"W 50 FT N 18 DEG
 13'32"W 65.8 FT, N 66 DEG 48' 19"E 50 FT TO POB. ..0755A.
 SPLIT 10/01/2024 FROM 009-010-017-81;

Split/Comb. on 10/01/2024 completed 10/01/2024 TIM ;
 Parent Parcel(s): 009-010-017-81;
 Child Parcel(s): 009-010-017-87, 009-010-017-88;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	65.80	50.00	1.3204	0.5946	250	100		12,915
66 Actual Front Feet, 0.08 Total Acres							Total Est. Land Value =	12,915

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2013

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

Building Areas

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

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		834	30,966	27,869	
Door Opener		1	527	474	

Deck

w/Roof (Roof portion)	282	4,337	3,903	

Totals:	35,830	32,246

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 39,663

2026 Est. T.C.V. 009-010-017-87 = 53,528

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
27,000	27,000	27,000	14,637	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-200	0	395	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,800	26,800	26,800	15,032	15,032	0	

009-010-017-89	2026 Est. T.C.V.	MAXWELL TODD & MAXWELL NANCY
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W BEG S 66 DEG 48'19"W 40.31 FT FROM NW COR LOT 24 BIRCHAVEN BEACH
 TH S 18 DEG 13'32"E 35 FT, S 66 DEG 48'19"W 50 FT, N 18 DEG 13'32"W 85 FT, N 66
 DEG 48'19"E 50 FT, S18 DEG 13'32" E 50 FT TO POB. .098A. COMBINE ON 10/30/2025
 FROM 009-010-017-76 & 009-010-017-88.

Split/Comb. on 07/21/2025 completed 07/21/2025 TIM ;
 Parent Parcel(s): 009-010-017-88, 009-010-017-76;
 Child Parcel(s): 009-010-017-89;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	85.00	50.00	1.2385	0.5946	250	100		15,649
85 Actual Front Feet, 0.10 Total Acres							Total Est. Land Value =	15,649

2026 Est. T.C.V. 009-010-017-89 = 15,649

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	4,508	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
7,800	0	0	0	4,629	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,800	7,800	7,800	4,629	4,629	0	

009-010-017-90	2026 Est. T.C.V.	ZYSK CAROLYN D
Property Class: 401		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W (0*2001) BEG S 28 DEG 57'E 97.88 FT FROM NE COR LOT 49 BIRCHAVEN BEACH UNIT NO 1 AS RECORDED TH S 28 DEG 57'E 50 FT, S 61 DEG 03'W 50 FT, N 28 DEG 57'W 50 FT, N 61 DEG 03'E 50 FT TO POB. .05A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	50.00	50.00	1.4142	0.5946	250	100		10,511
50 Actual Front Feet,	0.06	Total Acres			Total Est. Land Value =			10,511

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	640	0	0

Residential Local Cost Land Improvements

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

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

(11) Heating System: Forced Air w/o Ducts

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

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

Plumbing

Average Fixture(s)	1	1,422	1,209

Garages

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

Base Cost	768	29,207	24,826
Storage Over Garage	500	6,620	5,627
Door Opener	2	1,054	896

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals: 41,016 34,864

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 42,883

2026 Est. T.C.V. 009-010-017-90 = 54,334

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
27,800	27,800	27,800	15,990	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-600	0	431	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,200	27,200	27,200	16,421	16,421	0	

009-010-017-95	2026 Est. T.C.V.	WESTFALL DONALD B & MICHELLE
Property Class: 401		1514 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2016-02874 COMMENCING AT A CONCRETE MONUMENT AT THE NORTHEASTERLY CORNER OF LOT 49 IN THE RECORDED PLAT OF BIRCHAVEN BEACH UNIT OF MISSAUKEE LAKES LAND COMPANY, PLAT NO 1 OF MISSAUKEE LAKE; THENCE S28DEGS7'00"E 47.88 FEET ALONG THE WEST LINE OF A 40 FOOT EASEMENT TO THE POINT OF BEGINNING; THENCE S28DEGS7'00"E 50 FEET ALONG SAID EASEMENT LINE; THENCE S61DEG03'00"W 40 FEET; THENCE N28DEGS7'00"W 50 FEET; THENCE N61DEG03'00"E 40 FEET TO THE POINT OF BEGINNING. (BEING A PART OF THE NE Y. OF SECTION 10, T22N, R8W)
FORMERLY ABV AS: SEC 10 T22N R8W (0*2001) BEG S 28 DEG 57'E 47.88 FROM NE COR LOT 49 BIRCHAVEN BEACH AS RECORDED TH S 28 DEG 57'E 50 FT, S 61 DEG 03'W 40 FT, N 28 DEG 57'W 50 FT, N 61 DEG 03'E 40 FT TO POB. .0459A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	50.00	40.00	1.4142	0.5623	250	100		9,941
50 Actual Front Feet,	0.05	Total Acres			Total Est.	Land Value =		9,941

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	1000	0	0
D/W/P: 4in Ren. Conc.	8.17	104	0	0

Residential Local Cost Land Improvements

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

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

(11) Heating System: Electric Baseboard
Ground Area = 0 SF Floor Area = 416 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Overhang	416		
			Total:	36,100	28,880

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138

Balcony

Wood Balcony	84	3,669	2,935

Garages

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

Base Cost	832	30,909	24,727
Door Opener	2	1,054	843

Water/Sewer

Public Sewer	1	1,465	1,172
Water Well, 50 Feet	1	3,344	2,675

Local Cost Items

SANITARY SEWER	1	0	0	*97% Good

Totals:	77,963	62,370

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 76,715

2026 Est. T.C.V. 009-010-017-95	=	87,606

Est. TCV/Total Floor Area = 210.59

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM

Parcel Number: 009-010-017-95

Page: 2

	44,600	44,600	44,600	35,236	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-800	0	0	951	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	43,800	43,800	43,800	36,187	36,187	0

009-010-017-96	2026 Est. T.C.V.	CHECINSKI ANDRZEJ & CHECINSKI MALGO
Property Class: 401		1543 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

BEG S 28D 57' E 197.88' FROM NE COR LOT 49 BIRCHAVEN BEACH TH S 28D 57' E 50', S
61D 03' W 50', N 28D 57' W 50', N 61D 03' E 50' TO POB SEC 10 T2N R82 .574 A
8/2017 SPLIT FROM 009-010-017-69

8/2017 SPLIT FROM 009-010-017-69

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	50.00	50.00	1.4142	0.5946	250	100		10,511
50 Actual Front Feet,	0.06	Total Acres			Total Est. Land Value =			10,511

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	50	500
Total Estimated Land Improvements True Cash Value =				500

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

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost

Other Additions/Adjustments

Plumbing

3 Fixture Bath	1	-4,478	-4,254

Deck

Treated Wood	109	2,637	2,505

Garages

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

Base Cost	810	30,278	28,764
Storage Over Garage	810	10,724	10,188

Totals:	39,161	37,203

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 45,760

2026 Est. T.C.V. 009-010-017-96	=	56,771

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
29,200	29,200	29,200	22,490	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-800	0	607	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,400	28,400	28,400	23,097	23,097	23,097	

009-010-018-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

INDIAN LAKES L C
W SAPPHIRE AVE
LAKE CITY, MI 49651

2012-03281 WD GOV'T LOT 4 N & E OF SAPPHIRE LAKE PLAT 2 & GOV'T LOT 5 W & S OF BIRCH HAVEN BEACH UNIT 1 EXC INDIAN LAKES WEST AND EXC BEG S 64 DEG 54'40"W 40.93 FT FROM SW COR LOT 31 BIRCHHAVEN BEACH TH S 64 DEG 54'40"W 50 FT, N 48 DEG 06'25"W 56.10 FT, N 62 DEG 26'40"W 44.59 FT, N 62 DEG 33' 01"W 40.38 FT; N 63 DEG 08' 54"W 33.30 FT; N 62°33'01"W 40.38 FT, N 63°08'54"W 33.3 FT, N 62°11'52"W 25.86 FT, N 29°49'55"W 74.24 FT, N 29°49'45"W 74.61 FT, N 29°49'10"W 49.12 FT, N 29°53'00"W 100 FT, N 86°46'32"W 37.62 FT, N 14°36'46"W 50 FT, N 75°23'14"E 69.45 FT, S 29°53'00"E 339.58 FT, S 60°11'27"E 197.82 FT, S 18°13'34"E 17.21 FT TO POB & EXC BEG N36°44'00"W 84.87 FT & N 84°41'09"W 68.01 FT FROM NE COR OF LOT 119 SAPPHIRE LAKE PLAT #2; TH N84°41'09"W 100 FT, N03°23'55"E 100.06 FT, S84°41'00"E 81.16 FT, S36°44'00"E 29.27 FT, S03°25'31"W 78.31 FT TO POB & EXCEPT PIN

009-010-018-00 28.9454 A M/L

SEC 10 T22N R8W (6*1999)

GOV'T LOT 4 N & E OF SAPPHIRE LAKE PLAT 2 & GOV'T LOT 5 W & S OF BIRCH HAVEN BEACH UNIT 1 EXC INDIAN LAKES WEST AND EXC BEG S 64 DEG 54'40"W 40.93 FT FROM SW COR LOT 31 BIRCHHAVEN BEACH TH S 64 DEG 54'40"W 50 FT, N 48 DEG 06'25"W 56.10 FT, N 62 DEG 26'40"W 44.59 FT, N 62 DEG 33' 01"W 40.38 FT; N 63 DEG 08' 54"W 33.30 FT; N 62°33'01"W 40.38 FT, N 63°08'54"W 33.3 FT, N 62°11'52"W 25.86 FT, N 29°49'55"W 74.24 FT, N 29°49'45"W 74.61 FT, N 29°49'10"W 49.12 FT, N 29°53'00"W 100 FT, N 86°46'32"W 37.62 FT, N 14°36'46"W 50 FT, N 75°23'14"E 69.45 FT, S 29°53'00"E 339.58 FT, S 60°11'27"E 197.82 FT, S 18°13'34"E 17.21 FT TO POB & EXC BEG N36°44'00"W 84.87 FT & N 84°41'09"W 68.01 FT FROM NE COR OF LOT 119 SAPPHIRE LAKE PLAT #2; TH N84°41'09"W 100 FT, N03°23'55"E 100.06 FT, S84°41'00"E 81.16 FT S36°44'00"E 29.27 FT, S03°25'31"W 78.31 FT TO POB . 29.06 A M/L

SPLIT ON 11/28/2007 INTO 009-010-018-90;

SPLIT ON 12/08/2008 INTO 009-010-018-89;

SPLIT ON 11/20/2012 INTO 009-010-018-88;

SPLIT ON 12/31/2014 INTO 009-010-017-61 2014-04155 CLOVER .057A M/L;

Split/Comb. on 12/31/2014 completed 12/31/2014 TIM LOT LINE TRANSFER - EXEMPT;

Parent Parcel(s): 009-010-018-00;

Child Parcel(s): 009-010-017-61;

SPLIT/COMB. ON 11/20/2012 COMPLETED 11/20/2012 POLLY SPLIT ;

PARENT PARCEL(S): 009-010-018-00;

12 CHILD PARCEL(S): 009-010-018-88; .117 ACRE

04 SPLIT .05 AC. TO 018-96 FOR 05..EXEMPT..ADJ OWNER (LOT 31)
04 SPLIT .05 AC. TO 018-95 FOR 05..EXEMPT..ADJ OWNER (LOT 33)
04 SPLIT .08 AC. TO 018-94 FOR 05..EXEMPT..ADJ OWNER (LOT44,45)
04 SPLIT .04 AC. TO 018-93 FOR 05..EXEMPT..ADJ OWNER (LOT 32)
05 SPLIT .06 AC. TO 018-91 FOR 06..EXEMPT..ADJ OWNER (LOT 4)
07 SPLIT .11 AC. TO 018-90 FOR 08..EXEMPT..ADJ OWNER (LOT 34)
08 SPLIT .23 AC. TO 018-89 FOR 09..EXEMPT..ADJ OWNER (LOT 120 & 121)

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 9K/A		28.95 Acres			9000	100		260,505
		28.95 Total Acres			Total Est.		Land Value =	260,505

2026 Est. T.C.V. 009-010-018-00 = 260,505

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
130,300	130,300	130,300	130,300	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
130,300	130,300	130,300	133,818	130,300	0	

009-010-018-88
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

KLAFT CRYSTAL & RINDLISBACHER TREVO
W SAPPHIRE AVE
LAKE CITY, MI 49651

2012-03281 LOT 191 ON SAPPHIRE LAKE PLAT NO. 2 IN LIBER 2 OF PLATS, PAGES 59 THROUGH 61 INCLUSIVE, MISSAUKEE COUNTY RECORDS, MORE FULLY DESCRIBED AS COMMENCING AT A CONCRETE MONUMENT LOCATED AT THE EASTERLY CORNER OF LOT 119, SAPPHIRE LAKE PLAT NO. 2 OF SAID POINT BEING A PROPERTY CONTROLLING CORNER ON THE WESTERN RIGHT OF WAY LINE OF OAK DR; THENCE N36°44'00"W 84.87 FEET ALONG SAID RIGHT OF WAY TO A POINT ON THE NORTHERN RIGHT OF WAY OF SAPPHIRE AVE; THENCE N84°41'09" W 168.01 FEET ALONG SAID RIGHT OF WAY OF SAPPHIRE AVE. TO THE POINT OF BEGINNING; THENCE N84°41'09"W 26.65 FEET FEET; THENCE S70°16'55"W 25.39 FEET; THENCE N03°22'47"E 108.68 FEET; THENCE N70°23'32" E 5.02 FEET; THENCE S84°41'00"E 45.38 FEET; THENCE S03°23'55"W 100.06 FEET TO THE POINT OF BEGINNING. (BEING A PART OF SECTION 10, T22N, RBW. SPLIT ON 11/20/2012 FROM 009-010-018-00;

Split/Comb. on 11/20/2012 completed 11/20/2012 POLLY SPLIT ;
Parent Parcel(s): 009-010-018-00;
Child Parcel(s): 009-010-018-88;

04 SPLIT .05 AC. TO 018-96 FOR 05..EXEMPT..ADJ OWNER (LOT 31)
04 SPLIT .05 AC. TO 018-95 FOR 05..EXEMPT..ADJ OWNER (LOT 33)
04 SPLIT .08 AC. TO 018-94 FOR 05..EXEMPT..ADJ OWNER (LOT44,45)
04 SPLIT .04 AC. TO 018-93 FOR 05..EXEMPT..ADJ OWNER (LOT 32)
05 SPLIT .06 AC. TO 018-91 FOR 06..EXEMPT..ADJ OWNER (LOT 4)
07 SPLIT .11 AC. TO 018-90 FOR 08..EXEMPT..ADJ OWNER (LOT 34)
08 SPLIT .23 AC. TO 018-89 FOR 09..EXEMPT..ADJ OWNER (LOT 120 & 121)

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	50.00	100.19	1.4142	0.7074	250	100		12,506
50 Actual Front Feet, 0.12 Total Acres					Total Est.		Land Value =	12,506

2026 Est. T.C.V.	009-010-018-88				=	12,506
Est. TCV/Total Floor Area =	0.00	Most recent sale 10/28/2022 for 175,000				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,000	5,000	5,000	3,788	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,300	0	102	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,300	6,300	6,300	3,890	3,890	3,890	

009-010-018-89	2026 Est. T.C.V.	DODD GEORGE G & VIRGINIA E
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N, R8W BEG N36°44'00"W 84.87 FT & N 84°41'09"W 68.01 FT FROM NE COR OF
 LOT 119 SAPPHIRE LAKE PLAT #2; TH N84°41'09"W 100 FT, N03°23'55"E 100.06 FT,
 S84°41'00"E 81.16 FT, S36°44'00"E 29.27 FT, S03°25'31"W 78.31 FT TO POB .2296
 Ac. M/L

Split on 12/08/2008 from 009-010-018-00;

Split/Comb. on 12/08/2008 completed 12/08/2008 RAY ;
 Parent Parcel(s): 009-010-018-00;
 Child Parcel(s): 009-010-018-89;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	100.00	100.00	1.1892	0.7071	250	100		21,022
100 Actual Front Feet, 0.23 Total Acres					Total Est.		Land Value =	21,022

2026 Est. T.C.V. 009-010-018-89 = 21,022

Est. TCV/Total Floor Area = 0.00, Most recent sale 11/17/2008 for 10,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
8,400	8,400	8,400	3,409	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,100	0	92	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,500	10,500	10,500	3,501	3,501	0	

009-010-018-90	2026 Est. T.C.V.	MERCHANT JOSHUA D & CARRIE L TRUST
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N, R8W, BEG S46°01'51" W 41.26 FT FROM COR OF LOTS 35 & 36 OF
 BIRCHAVEN BEACH, TH S 60°11'27"E 28.90 FT, TH S 53°26'34"W 50 FT, TH N
 62°11'52"W 25.86 FT, TH N 29°49;55"W 74.24 FT, TH N 47°36'22"E 50.02 FT, TH S
 29°53'00"E 76.18 FT TO POB. .11Ac. M/L
 Split on 11/28/2007 from 009-010-018-00;

Split/Comb. on 11/28/2007 completed 11/28/2007 RAY ;
 Parent Parcel(s): 009-010-018-00;
 Child Parcel(s): 009-010-018-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	103.00	50.00	1.1805	0.5946	250	100		18,074
103 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	18,074

2026 Est. T.C.V. 009-010-018-90	=	18,074
Est. TCV/Total Floor Area = 0.00, Most recent sale 09/21/2018 for 243,700		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
7,200 7,200 7,200 3,977 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 1,800 0 0 107 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
9,000 9,000 9,000 4,084 4,084 0		

009-010-018-91 2026 Est. T.C.V. UELAND STEVE & KELLY
 Property Class: 401 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 10 T22N R8W BEG S 46 DEG 48'30"W 41.12 FT FROM NW COR LOT 41 BIRCHAVEN BEACH
 TH S 46 DEG 48'30"W 50 FT, N 29 DEG 53'00"W 50 FT, NW'LY TO A PT N 29 DEG 53'W
 65 FT FROM POB, TH S 29 DEG 53'E 65 FT TO POB. 06660A. SPLIT FROM 009-010-018-94
 ON 7/6/2017;

...

FORMERLY SEC 10 T22N R8W BEG S 46D 48' 30" W 41.12 FT FROM NW COR LOT 40
 BIRCHAVEN BEACH; TH S 46D 48' 30" W 50 FT, N 29D 53' 00" W 50 FT, N 46D 48' 30"
 E 50 FT, S 29D 53' 00" E 50 FT TO POB. --.05739 AC--

6/2017 RECEIVED PART FROM ADJ 010-018-94
 05 SPLIT FROM 010-018-00 FOR 06

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	50.00	50.00	1.4142	0.5946	250	100		10,511
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	10,511

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.26	838	50	947
Total Estimated Land Improvements			True Cash Value =	947

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2021

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3	Fixture Bath		1	-4,478	-4,344
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
	Base Cost		576	21,479	20,835
	No Concrete Floor		576	-3,750	-3,638
Totals:				13,251	12,854

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 15,810

2026 Est. T.C.V.	009-010-018-91	=	27,268
Est. TCV/Total Floor Area = 0.00, Most recent sale 06/10/2017 for 7,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
13,300	13,300	13,300	10,681
			2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	300	0	288
2026 Assessed	MBOR	S.E.V.	Capped
13,600	13,600	13,600	10,969
			->Taxable<-
			PRE/MBT
			0

009-010-018-92	2026 Est. T.C.V.	HAMILTON JOSEPH & AMY
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W (0*2004) --.0567 A--
 BEG S 46D 48' 30" W 41.12 FT FROM NW COR LOT 39 BIRCHAVEN BEACH, TH S 29D 53'
 00"E 49.59 FT, S 47D 21' 45"W 50 FT; N 29D 49' 10"W 49.12 FT, N 45D 48' 30"E 50
 FT TO POB.

04 SPLIT FROM 018-00 FOR 05

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	50.00	49.00	1.4142	0.5916	250	100		10,458
50 Actual Front Feet,		0.06	Total Acres		Total Est.		Land Value =	10,458

2026 Est. T.C.V. 009-010-018-92 = 10,458

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/03/2004 for 3,700

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
4,200	4,200	4,200	954	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	0	25	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,200	5,200	5,200	979	979	0	

009-010-018-93	2026 Est. T.C.V.	LAROSE RYAN & ERIN N
Property Class: 401		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W
 BEG S 57D 57' 11"W 45.81 FT FROM SW COR LOT 34 BIRCHAVEN BEACH UNIT, TH S 57D
 57' 11"W 50 FT, N 63D 08' 54"W 33.30 FT, N 53D 26' 34"E 50 FT; S 60D 11' 27"E
 36.80 FT TO POB. --.04A--

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	50.00	35.00	1.4142	0.5439	250	100		9,615
50 Actual Front Feet, 0.04 Total Acres							Total Est. Land Value =	9,615

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	2320	50	8,503
D/W/P: Crushed Rock	2.18	252	50	274
Metal Prefab	13.46	192	50	1,292
Total Estimated Land Improvements				10,069
True Cash Value =				10,069

2026 Est. T.C.V. 009-010-018-93 = 19,684

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/19/2017 for 220,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
8,800	8,800	8,800	7,541	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	0	203	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,800	9,800	9,800	7,744	7,744	0	

009-010-018-94	2026 Est. T.C.V.	GLASS CASEY R & JENNIFER S TRUST
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

BEG S14DEG 36' 46" E 40' FROM SW COR OF LOT 45 BIRCHAVEN BEACH TH S 14DEG 36' 46" E 50', S 86 DEG 46' 32" E 37.62', NW'LY TO A PT S 46DG 48' 30" W 41.12' & N 29DEG 53' W 65' FROM SW COR LOT 41, TH N 29DEG 53' W 23.99', S75DEG 23' 14"W 69.45' TO POB SEC10 T22N R8W .0714A
 6/2017 TRANSFER PART TO 010-018-91
 FORMERLY SEC 10 T22N R8 W (0*2004). BEG S 14 DEG 36' 46" E 40 FT FROM SW COR LOT 45 BIRCHAVEN BEACH UNIT, TH N 75 DEG 23' 14" E 69.45 FT, S 29 DEG 53' 00" E 38.99 FT, S 46 DEG 48' 30" W 50 FT, N 86 DEG 46' 32" W 37.62 FT, N 14 DEG 36' 46" W 50 FT TO POB. --.08 A M/L--

6/1/2017 TRANSFER PART TO 01-018-91

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	70.00	44.43	1.3001	0.5773	250	100		13,135
70 Actual Front Feet, 0.07 Total Acres					Total Est.		Land Value =	13,135

2026 Est. T.C.V. 009-010-018-94 = 13,135

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,300	5,300	5,300	796	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,300	0	0	21	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,600	6,600	6,600	817	817	0	

009-010-018-95	2026 Est. T.C.V.	SCHLICK DAVID R & MARIANNE TRUST
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W
 BEG S 57 DEG 57' 11" W 45.81 FT FROM NW COR LOT 33 BIRCHAVEN BEACH, TH S 60 DEG
 11' 27" E 43.22 FT; S 61 DEG 45' 27" W 50 FT, N 62 DEG 33' 01" W 40.38 FT, N 57
 DEG 57' 11" E 50 FT TO POB. -- .048 A M/L--

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	50.00	45.00	1.4142	0.5791	250	100		10,238
50 Actual Front Feet, 0.05 Total Acres							Total Est. Land Value =	10,238

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	1500	50	4,852
Total Estimated Land Improvements True Cash Value =				4,852

2026 Est. T.C.V. 009-010-018-95 = 15,090

Est. TCv/Total Floor Area = 0.00, Most recent sale 09/20/2004 for 3,700

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
6,500	6,500	6,500	5,593	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	151	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
7,500	7,500	7,500	5,744	5,744	0

009-010-018-96	2026 Est. T.C.V.	FERGUSON DAVID C & ROSE MARY (TTEE)
Property Class: 401		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8 W (0*2004) .0527 A M/L
 BEG S 61D 45' 27" W 47.39 FT FROM NW COR LOT 32 BIRCHAVEN BEACH, TH S 60D 11' 27" W 47.18 FT, S 65D 22' 57" W 50 FT; TH N 62D 26' 40" W 44.39 FT; TH N 61D 45' 27" E 50 FT TO POB.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	47.18	50.00	1.4349	0.5946	250	100		10,063
47 Actual Front Feet, 0.05 Total Acres					Total Est. Land Value =			10,063

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

(11) Heating System: Electric Baseboard
 Ground Area = 241 SF Floor Area = 241 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	241		
			Total:	28,248	22,598

Other Additions/Adjustments

Porches

WCP (1 Story)	72	3,418	2,734
Foundation: Shallow	72	-724	-579

Totals: 30,942 24,753

Notes: SHED/SLEEPING

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 30,446

2026 Est. T.C.V. 009-010-018-96 = 40,509

Est. TCV/Total Floor Area = 168.09

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
20,900	20,900	20,900	6,938	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	-600	0	0	187	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,300	20,300	20,300	7,125	7,125	0	

CHECINSKI ANDRZEJ & MARLOGORZATA
S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	5,700	5,700	5,700	3,788	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	1,400	0	0	102	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	7,100	7,100	7,100	3,890	3,890	0	

009-010-018-98	2026 Est. T.C.V.	FERGUSON DAVID C & ROSE MARY (TTEE)
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W BEG S 64 DEG 54'40"W 40.93 FT FROM SW COR LOT 31 BIRCHAVEN BEACH
 NO 1, TH S 64 DEG 54'40"W 50 FT, N 48 DEG 06'25"W 56.10 FT, N 65 DEG 22'57"E 50
 FT, S 60 DEG 11'27"E 41.72 FT, S 18 DEG 13'34"E 17.21 FT TO POB. .06A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	50.00	56.00	1.4142	0.6117	250	100		10,813
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	10,813

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.98	144	50	1,726
Total Estimated Land Improvements				True Cash Value = 1,726

2026 Est. T.C.V. 009-010-018-98 = 12,539

Est. TCV/Total Floor Area = 52.03, Most recent sale 02/01/2003 for 2,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,200	5,200	5,200	1,214	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,100	0	0	32	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,300	6,300	6,300	1,246	1,246	0	

009-010-018-99	2026 Est. T.C.V.	HAMILTON JOE & AMY
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W BEG S 46 DEG 48'30"W 41.12 FT FROM SW COR LOT 40 BIRCHAVEN BEACH
 TH S 46 DEG 48'30"W 50 FT, N 29 DEG 53'00"W 50 FT, N 46 DEG 48'30"E 50 FT, S 29
 DEG 53'00" E 50 FT TO POB. .0574A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	50.00	50.00	1.4142	0.5946	250	100		10,511
50 Actual Front Feet,		0.06	Total Acres				Total Est. Land Value =	10,511

2026 Est. T.C.V. 009-010-018-99 = 10,511

Est. TCV/Total Floor Area = 43.61, Most recent sale 10/22/2020 for 135,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
4,200	4,200	4,200	3,520	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,100	0	0	95		0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,300	5,300	5,300	3,615	3,615	0	

009-010-019-00	2026 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W GOV'T LOT 6 NORTH OF SAPPHIRE LAKE PLAT #2 EXC THAT PART
 LYING S'LY OF S LINE VACATED CHIPPEWA AVENUE 7.411 A

05 Split .07 Ac. to 019-96 for 06
 05 Split .20 Ac. to 019-97 for 06
 05 Split .06 Ac. to 019-95 for 06

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>80@\$3800		7.41 Acres			3800	100		28,162
		7.41 Total Acres					Total Est. Land Value =	28,162

2026 Est. T.C.V. 009-010-019-00 = 28,162

Est. TCV/Total Floor Area = 116.85

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
13,700	13,700	13,700	4,377	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	400	0	0	118	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,100	14,100	14,100	4,495	4,495	0	

009-010-019-95	2026 Est. T.C.V.	WHITTAKER JACQUELINE
Property Class: 402		X W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W (0*2005)
 BEG S 82 DEG 41'45"W 112.03 FT S 82 DEG 50'22"W 101.53 FT FROM NE COR LOT 173
 SAPPHIRE LAKE PLAT 2, TN S 82 DEG 21'04"W 50.35 FT, N 01 DEG 58'46"E 53.79 FT, S
 88 DEG 05'54"E 50.96 FT, S 01 DEG 54'36"W 45.39 FT TO POB. .058 A

05 Split .06 Ac from 010-019-00 for 06

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	50.00	50.53	1.4142	0.5962	110	100		4,637
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	4,637

2026 Est. T.C.V. 009-010-019-95 = 4,637

Est. TCV/Total Floor Area = 19.24, Most recent sale 05/31/2005 for 900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
1,900	1,900	1,900	1,239	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	400	0	0	33	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,300	2,300	2,300	1,272	1,272	0	

009-010-019-96	2026 Est. T.C.V.	STEWART RONALD & KATHY
Property Class: 402		X W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W (0*2005) BEG AT NE COR OF LOT 168 SAPPHIRE LAKE PLAT #2, TH
 S 82 D 21' 04" W 26.79 FT, S 76 D 27' 35" W 24.22 FT, N 01 D 51' 18" E 64.67 FT,
 S 88 D 05' 54" E 49.86 FT, S 01 D 58' 46" W 53.79 FT TO POB.
 .07 A M/L

05 Split from 010-019-00 for 06

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	49.86	61.16	1.4152	0.6253	110	100		4,854
50 Actual Front Feet, 0.07 Total Acres							Total Est. Land Value =	4,854

2026 Est. T.C.V. 009-010-019-96 = 4,854

Est. TCV/Total Floor Area = 20.14, Most recent sale 06/29/2017 for 174,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
2,000	2,000	2,000	1,239	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	400	0	0	33	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,400	2,400	2,400	1,272	1,272	0	

009-010-019-97	2026 Est. T.C.V.	RUBY JEREMI D & SHANNON J
Property Class: 402		X W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W (0*2005) BEG S 76 D 47' 35" W 77.54 FT FROM NE COR LOT 167
 SAPPHIRE LAKE PLAT #2, TH S 76 D 27' 35" W 92.54 FT, N 01 D 51' 18" E 109.41 FT,
 S 88 D 16' 52" E 89.14 FT, S 01 D 50' 25" W 85.13 FT TO POB.
 .2A M/L

05 Split from 010-019-00 for 06

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	89.14	97.73	1.2239	0.7031	110	100		8,437
89 Actual Front Feet,	0.20	Total Acres			Total Est.	Land Value =		8,437

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.09	168	50	1,939
Total Estimated Land Improvements		True Cash Value =		1,939

2026 Est. T.C.V. 009-010-019-97 = 10,376

Est. TCV/Total Floor Area = 43.05, Most recent sale 10/04/2021 for 150,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
4,400	4,400	4,400	2,386	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	800	0	0	64	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,200	5,200	5,200	2,450	2,450	0	

009-010-019-98	2026 Est. T.C.V.	KENT KEVIN
Property Class: 401		X W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W. BEG AT NE COR LOT 167 SAPPHIRE LAKE PLAT 2, TH S 76D 27'
 35" W 77.54 FT, N 01D 50' 25" E 85.13 FT, S 88D 16' 52" E 50.45 FT, S 88 D 05'
 54" E 23.95 FT, S 01D 51' 18" W 64.67 FT TO POB. .128 A M/L

04 SPLIT FROM 019-00 FOR 05 EXEMPT..ADJ OWNER

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	74.40	75.00	1.2805	0.6580	110	100		6,896
74 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	6,896

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.86	120	50	1,491
Total Estimated Land Improvements			True Cash Value =	1,491

2026 Est. T.C.V. 009-010-019-98 = 8,387

Est. TCV/Total Floor Area = 34.80, Most recent sale 12/03/2004 for 1,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
3,600	3,600	3,600	954	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	600	0	0	25	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,200	4,200	4,200	979	979	0	

009-010-019-99	2026 Est. T.C.V.	BOUGHNER DALE K & JUDITH A TRUST
Property Class: 402		X W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W. BEG AT NE COR LOT 173 SAPPHIRE LAKE PLAT 2, TH SW'LY TO NW
 COR LOT 170, N 0D 54' 30" E 45.39 FT, S 87D 56' 24" E 185.5 FT, S 63D 35' 49" E
 26.33 FT TO POB. .133 A M/L

04 SPLIT FROM 019-00 FOR 05

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	43.39	132.52	1.4652	0.7587	110	100		5,306
43 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	5,306

2026 Est. T.C.V. 009-010-019-99	=	5,306

Est. TCV/Total Floor Area = 22.02, Most recent sale 12/03/2004 for 800

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
2,200	2,200	2,200	1,239	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	33	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,700	2,700	2,700	1,272	1,272	1,272	

009-010-020-00	2026 Est. T.C.V.	BAYER REVOCABLE TRUST
Property Class: 401		8850 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W PCLS B & C OF THE SURVEY RECORDED IN LIBER S-3 PP 211-213 INCL.
 7.98 A M/L
 2016-02013 EASE CONSUMERS ENERGY
 2013-03515 EASEMENT FROM SAPPHIRE AVE
 INCLUDES 1998 PIN 010-020-50 IN 1998

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B200'@1600/	200.00	1738.04	0.7071	0.9655	1600	100		218,470
200 Actual Front Feet, 7.98 Total Acres								Total Est. Land Value = 218,470

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	240	85	1,342
Wood Frame	26.71	150	50	2,003
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				5,770

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 1994

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1509 SF Floor Area = 1886 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,509		
Total:				282,242	211,698

Other Additions/Adjustments

Recreation Room	994	18,856	14,142
Basement, Outside Entrance, Below Grade	1	2,727	2,045

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358
2 Fixture Bath	1	2,996	2,247

Porches

CCP (2 Story)	342	10,739	8,054
WPP	219	5,017	3,763
CCP (1 Story)	64	1,984	1,488

Deck

Treated Wood	158	3,418	2,563

Garages

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

Base Cost	587	24,220	18,165
Storage Over Garage	294	3,893	2,920
Common Wall: 1 Wall	1	-2,589	-1,942
Door Opener	1	527	395

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

Base Cost	692	27,216	20,412
Door Opener	1	527	395

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 100 Feet	1	5,734	4,300

Parcel Number: 009-010-020-00

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Built-Ins

Appliance Allow.	1	2,713	2,035

Local Cost Items

SANITARY SEWER	1	0	0	*93% Good

Totals:		397,585	298,203

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 506,945

2026 Est. T.C.V. 009-010-020-00	=	731,185

Est. TCV/Total Floor Area = 387.69, Most recent sale 11/09/2011 for 260,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
326,000	326,000	326,000	188,867	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	39,600	0	5,099	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
365,600	365,600	365,600	193,966	193,966 193,966

009-010-020-75	2026 Est. T.C.V.	ZMYSLO DENNIS & LAURA L
Property Class: 402		S BAYBERRY LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W PCL A OF SURVEY RECORDED IN LIBER S-3 PP 211-213 INCL. .35A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B200'@1600/	30.00	509.65	1.1362	0.7105	1600	100		38,749
30 Actual Front Feet, 0.35 Total Acres					Total Est.		Land Value =	38,749

2026 Est. T.C.V. 009-010-020-75 = 38,749

Est. TCV/Total Floor Area = 20.55

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
19,400	19,400	19,400	12,796	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	345	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
19,400	19,400	19,400	13,141	13,141	0

009-010-021-00	2026 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W GOV'T LOT 8 EXC THAT PART LYING SW'LY OFF PRIVATE ROAD.
36.78A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 121 - 3000	\$3800	18.39	Acres	3800	100			69,882
Residentia INFERIOR@	\$1400	18.39	Acres	1400	100			25,746
		36.78	Total Acres				Total Est. Land Value =	95,628

2026 Est. T.C.V. 009-010-021-00 = 95,628

Est. TCV/Total Floor Area = 50.70

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
46,900	46,900	46,900	21,769	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	900	0	0	587	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
47,800	47,800	47,800	22,356	22,356	0	

009-010-021-95	2026 Est. T.C.V.	JORAE KEVIN & AMY
Property Class: 401		1212 S BAYBERRY LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W BEG AT NW COR LOT 1 WILDWOOD ESTATES, TH N 20 DEG 12'24"W 40.68 FT, N 46 DEG 40' 05"W 287.43 FT, N 01 DEG 21'20"E 372.66 FT, S 28 DEG 57'20"E 11.93 FT, S 30 DEG 15'20"E 697.23 FT, TH W'LY ALONG N LINE OF LOT 1 WILDWOOD ESTATES TO POB. 2.55A.

COMBINATION OF 3 PARCELS 4/30/2013

FORMERLY 2012-00152 WD PARCEL 1: BEGINNING AT A POINT N 20 DEGREES 12' (RECORDED 2') 24" W 40.68 FEET AND N 46 DEGREES 40'05" W 124.32 FEET FROM NW CORNER OF LOT 1, PLAT OF WILDWOOD ESTATES THENCE N 46 DEGREES 40'05" W 85 FEET; THENCE NE'LY TO A POINT THAT LIES N 30 DEGREES 15'20" W 464.82 FEET FROM NE CORNER OF SAID LOT 1; THENCE S 30 DEGREES 15'20" E 232.41 FEET; THENCE SW'LY TO THE POINT OF BEGINNING. PART OF GOVERNMENT LOT 8, SECTION 10, T22N, R8W. PARCEL 2: BEGINNING AT A POINT N 20 DEGREES 12'24" W 40.68 FEET AND N 46 DEGREES 40'05" W 209.32 FEET FROM NW CORNER OF LOT 1, PLAT OF WILDWOOD ESTATES; THENCE N 46 DEGREES 40'05" W 78.11 FEET TO WEST LINE OF SECTION 10, T22N, R8W; THENCE N 01 DEGREE 21'20" E 372.66 FEET ALONG WEST SECTION LINE; THENCE S 28 DEGREES 57'20" E 11.93 FEET; THENCE S 30 DEGREES 15'20" E 232.41 FEET; THENCE SOUTHWESTERLY TO A POINT OF BEGINNING. PART OF GOVERNMENT LOT 8, SECTION 10, T22N, R8W.

PARCEL 3: BEGINNING AT THE NW CORNER OF LOT 1 WILDWOOD ESTATES; THENCE N 20 DEGREES 12'24" W 40.68 FEET; THENCE N 46 DEGREES 40'05" W 124.32 FEET; THENCE NE'LY TO A POINT N 30 DEGREES 15'20" W 232.41 FEET FROM THE NE CORNER OF LOT 1, PLAT OF WILDWOOD ESTATES; THENCE S 30 DEGREES 15'20" E 232.41 FEET TO THE NE CORNER OF LOT 1, WILDWOOD ESTATES AND THE POINT OF BEGINNING. PART OF GOVERNMENT LOT 8, SECTION 10, T22N, R8W. ALSO INCLUDING AN EASEMENT FOR INGRESS AND EGRESS AS SHOWN IN EASEMENT AGREEMENT RECORDED IN LIBER 240 AT PAGE 1332, MISSAUKEE COUNTY RECORDS.

2014 COMBINED WITH PIN 009-010-021-97 & 009-010-021-99

2013 FORMERLY. SEC 10 T22N R8W BEG AT NW COR LOT 1 WILDWOOD ESTATES TH N 20 DEG 12'24"W 40.68 FT, N 46 DEG 40' 05"W 124.32 FT, NE'LY TO A PT N 30 DEG 15'20"W 232.41 FT FROM NE COR LOT 1 PLATOF WILDWOOD ESTATES, S 30 DEG 15'20"E 232.41 FT TO NE COR LOT 1, TH W'LY TO NW COR LOT 1 & POB. APPROX .85A.

FOR 2014 AND FORWARD COMBINED PARCEL CODES: 57 -009-010-021-97
57-009-010-021-99; 57-009-010-021-95 ONTO THIS 010-021-95 PIN

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B200'@1600/	50.00	1617.82	1.0000	0.9484	1600	100		75,869
50 Actual Front Feet, 1.86 Total Acres							Total Est. Land Value =	75,869

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	720	0	0
D/W/P: 4in Ren. Conc.	8.17	144	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	97	1,940
Total Estimated Land Improvements True Cash Value =				1,940

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 1995

(11) Heating System: Electric Baseboard

Ground Area = 1278 SF Floor Area = 1776 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	563		
1.5 Story	Siding	Basement	715		
			Total:	259,501	220,581

Other Additions/Adjustments

Parcel Number: 009-010-021-95

Page: 2

Recreation Room	350	6,640	5,644
Basement, Outside Entrance, Below Grade	2	5,454	4,636
Plumbing			
Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	2	8,956	7,613
Porches			
WSEP (1 Story)	144	8,387	7,129
WPP	335	5,983	5,086
WCP (1 Story)	40	2,880	2,448
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	320	16,278	13,836
Door Opener	1	527	448
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Basement Garage: 2 Car	1	3,863	3,284
Water/Sewer			
Public Sewer	1	1,465	1,245
Water Well, 100 Feet	1	5,734	4,874
Built-Ins			
Appliance Allow.	1	2,713	2,306
Local Cost Items			
SANITARY SEWER	1	0	0
Totals:		329,803	280,339

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 476,576

2026 Est. T.C.V. 009-010-021-95				=	554,385
Est. TCV/Total Floor Area = 312.15, Most recent sale 12/28/2021 for 399,900					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
237,800	237,800	237,800	148,222	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	39,400	0	4,001	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
277,200	277,200	277,200	152,223	152,223	152,223

009-010-022-01 2026 Est. T.C.V. INDIAN LAKES L C
 Property Class: 402 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 10 T22N RSW (6*2026) NE 1/4 OF NW 1/4 EXC INDIAN LAKES WEST & EXC BEG AT SE
 COR OF UNIT 25 INDIAN LAKES WEST, TH S 55 DEG 32'42"W 144.22 FT, N 59 DEG
 04'00"W 75.95 FT, N 55 DEG 32'42"E 177.47 FT, TH SE'LY ALONG THE ARC OF A 1466
 FT RADIUS CURVE TO THE RIGHT LONG CHORD BEARING S 33 DEG 06'18"E 69.07 FT TO
 POB. APPROX 37.7A.
 SPLIT ON 04/08/2025 FROM 009-010-022-00;
 FORMERLY SEC 10 T22N R8W (7*1999) NE 1/4 OF NW 1/4 EXC INDIAN LAKES WEST APPROX
 38A

Split/Comb. on 04/08/2025 completed 04/08/2025 TIM ;
 Parent Parcel(s): 009-010-022-00;
 Child Parcel(s): 009-010-022-01, 009-010-022-20;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3800	37.74 Acres			3800	100		143,412
		37.74 Total Acres					Total Est. Land Value =	143,412

2026 Est. T.C.V. 009-010-022-01 = 143,412

Est. TCV/Total Floor Area = 80.75

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	16,236	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
71,700	0	0	0	16,674	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
71,700	71,700	71,700	16,674	16,674	0	

009-010-022-20 2026 Est. T.C.V. HOITENGA ALAN R & CARRIE D
 Property Class: 402 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 10 T22N RSW (0*2026) PCL 25-A OF THE SURVEY RECORDED IN BOOK OF SURVEYS 5-6
 P-245 DESC AS: BEG AT SE COR OF UNIT 25 INDIAN LAKES WEST, TH S 55 DEG 32'42"W
 144.22 FT, N 59 DEG 04'00"W 75.95 FT, N 55 DEG 32'42"E 177.47 FT, TH SE'LY ALONG
 THE ARC OF A 1466 FT RADIUS CURVE TO THE RIGHT LONG CHORD BEARINGS 33 DEG
 06'18"E 69.07 FT TO POB. .26A.
 SPLIT ON 04/08/2025 FROM 009-010-022-00;

Split/Comb. on 04/08/2025 completed 04/08/2025 TIM ;
 Parent Parcel(s): 009-010-022-00;
 Child Parcel(s): 009-010-022-01, 009-010-022-20;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	69.07	163.97	1.3045	0.8002	250	100		18,024
69 Actual Front Feet, 0.26 Total Acres							Total Est. Land Value =	18,024

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2025

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

Building Areas

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

Garages

Class: C Exterior: Pole (Finished)

Storage Over Garage	640	8,474	8,389
Door Opener	2	1,054	1,043
Base Cost	2880	89,942	89,043

Porches

CCP (1 Story)	24	790	782

Totals: 100,260 99,257

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 122,086

2026 Est. T.C.V. 009-010-022-20 = 140,110

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/07/2025 for 15,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	112	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
70,100	0	0	61,100	9,000	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
70,100	70,100	70,100	61,215	70,100	0	

009-010-023-01	2026 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S DUCK POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W W 795 FT OF GOV'T LOT 9 S & W OF DUCK PT PLAT, EXC BEG 90 FT 5 OF NE COR, TH W 300 FT; S 10 FT, E 300 FT, N 10 FT TO POB & EXC BEG AT SECOR LOT 46 DUCK POINT PLAT, TH S 51 DEG 35'W 106.58 FT, N 58 DEG 40'W 108.28 FT, N 31 DEG 20'E 25 FT, N 58 DEG 30'25"W 117.5 FT, N 31 DEG 29'35"E 75 FT, S 58 DEG 30'25"E 117.5 FT TO POB & EXC BEG AT SECOR OF LOT 50 OF DUCK PT PLAT, TH N 58 DEG 30'25"W 117.60 FT, S 30 DEG 20'00"W 75 FT, S 58 DEG 30'25"E 117.39 FT, N 31 DEG 29'35"E 75 FT TO POB. 24.9977A.

SPLIT ON 06/17/2024 FROM 009-010-023-00;

Split/Comb. on 06/17/2024 completed 06/17/2024 TIM ;
 Parent Parcel(s): 009-010-023-00;
 Child Parcel(s): 009-010-023-01, 009-010-023-96;

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

		* Factors *		INFERIOR LAKE FRONTAGE			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
A50'@1800/	100.00	100.00	0.7846	1.0000	1800	100	141,225
			24.77 Acres		0	100	0
100 Actual Front Feet,	25.00	Total Acres			Total Est. Land Value =		141,225

2026 Est. T.C.V. 009-010-023-01 = 141,225

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
62,800	62,800	62,800	30,307	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,800	0	818	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
70,600	70,600	70,600	31,125	31,125	0	

009-010-023-96
Property Class: 402
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

HUTCHINSON CHRISTOPHER L & MELISSA
S DUCK POINT RD X
LAKE CITY, MI 49651

DESCRIPTION FOR PARCEL "50 A" PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS 5-6 P-192 . PART OF GOVERNMENT LOT 9, SECTION 10, T22N-R8W DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SALD SECTION;
THENCE N88°47'00"W, 33.00 FEET;
THENCE N00°00'00"W, 1186.62 FEET;
THENCE N5 L 035'00''E, 590.95 FEET TO A FOUND CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF LOT 46 IN THE DUCK POINT PLAT;
THENCE N58°40'00"W, 175.41 FEET TO A FOUND CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF LOT 47 IN SAID PLAT;
THENCE N58°30'25"W, 117.50 FEET TO A FOUND ½ INCH STEEL ROD AND CAP PS #24617 AT THE SOUTHEAST CORNER OF LOT 50 IN SAID PLAT AND THE POINT OF BEGINNING;
THENCE N58°30'25"W, 117.60 FEET ALONG THE SOUTH LINE OF SAID LOT 50;
THENCE S3 I 020'00"W, 75.00 FEET;
THENCE S58°30'25"E, 117.39 FEET TO A FOUND ½ INCH STEEL ROD AND CAP PS #24617;
THENCE N3 L 029'35"E, 75.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.20 ACRES MORE OR LESS. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.
SPLIT ON 06/17/2024 FROM 009-010-023-00;

Split/Comb. on 06/17/2024 completed 06/17/2024 TIM ;
Parent Parcel(s): 009-010-023-00;
Child Parcel(s): 009-010-023-01, 009-010-023-96;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	75.00	116.16	1.2779	0.7341	110	100		7,739
75 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	7,739

2026 Est. T.C.V.	009-010-023-96	=	7,739
Est. TCV/Total Floor Area =	0.00, Most recent sale 06/24/2024 for 10,000		
2025 Assessed	MBOR	S.E.V.	Base for Cap
3,200	3,200	3,200	3,200
			2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	700	0	86
2026 Assessed	MBOR	S.E.V.	Capped
3,900	3,900	3,900	3,286
			3,286
			PRE/MBT
			0

009-010-023-97	2026 Est. T.C.V.	HUTCHINSON EDWARD & DEBRA
Property Class: 402		S DUCK POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2014-04054 PART OF GOVERNMENT LOT 9, SECTION 10, T22N, R8W., LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 47, DUCK POINT PLAT, THENCE S31DEG.29'35"W 75 FEET; THENCE NS8DEG.30'25"W 117.50 FEET; THENCE N31DEG.29'35"E 75 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 47 AND ALSO THE SOUTHERLY LINE OF DUCK POINT PLAT, THENCE S58DEG.30'25"E 117.50 FEET ALONG SAID SOUTHERLY PLAT LINE TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS, RESERVATION AND RESTRICTIONS OF RECORD.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	75.00	117.50	1.2779	0.7362	110	100		7,761
75 Actual Front Feet,	0.20	Total Acres			Total Est.	Land Value =		7,761

2026 Est. T.C.V. 009-010-023-97	=	7,761

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/02/2014 for 5,700

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
3,200	3,200	3,200	3,200	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	700	0	86	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,900	3,900	3,900	3,286	3,286	0

009-010-023-98	2026 Est. T.C.V.	LEHMAN JAMES E & DIANE K
Property Class: 401		S DUCK POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W BEG AT SE COR LOT 46, DUCK POINT PLAT, S 51 DEG 35'W 106.58 FT,
N 58 DEG 40'W 108.28 FT, N 31 DEG 20'E 100 FT, S 58 DEG 40'E TO POB. .30A. 2010
SPLIT OF 009-010-023-00 ON 10/04/2010

BEGINNING AT THE SOUTHEAST CORNER OF LOT 46, DUCK LAKE PLAT; THENCE S51*35'00"W
106.58' ALONG THE RIGHT OF WAY OF DUCK POINT RD; THENCE N58*40'00"W, 108.28';
THENCE N31*20'00"E, 100; TO A POINT ON THE SOUTHERLY BOUNDARY OF DUCK POINT
PLAT; THENCE S58*40'00" TO THE POB

2010 SPLIT OFF .30 ACRES 2010 - SEE ATTACHED DEED - SPLIT

OFF

SEC 10 T22N R8W W 795 FT OF GOV'T LOT 9 S & W OF DUCK PT PLAT, EXC BEG 90 FT; S
OF NE COR, OF W 795 FT; TH W 300 FT; S 10 FT, E 300 FT, N 10 FT TO BEG. APP
25.70 AC MOL
SPLIT ON 09/29/2010 FROM 009-010-023-00;

HISTORY-SEC 10 T22N R8W BEG AT SE COR LOT 46, DUCK POINT PLAT, S 51 DEG 35'W
106.58 FT, N 58 DEG 40'W 108.28 FT, N 31 DEG 20'E 100 FT, S 58 DEG 40'E TO POB.
.30A. 2010 SPLIT OF 009-010-023-00 ON 10/04/2010

Split/Comb. on 09/29/2010 completed 09/29/2010 BSA SPLIT PER COUNTY
REQUEST;
Parent Parcel(s): 009-010-023-00;
Child Parcel(s): 009-010-023-98;

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	100.00	130.68	1.1892	0.7560	200	100		17,981
100 Actual Front Feet, 0.30 Total Acres							Total Est. Land Value =	17,981

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	832	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2012

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

Building Areas

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

Garages

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

Door Opener	2	1,054	949
Base Cost	1041	36,258	32,632

Totals:	37,312	33,581

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 41,305

2026 Est. T.C.V. 009-010-023-98 = 61,661
Est. TCV/Total Floor Area = 0.00, Most recent sale 09/05/2010 for 8,500

Parcel Number: 009-010-023-98

Page: 2

2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM	
	28,800		28,800	28,800	19,207	2.70	
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		2,000	0	0	518	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	30,800		30,800	30,800	19,725	19,725	19,725

009-010-024-00
Property Class: 402
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

INDIAN LAKES L C
S CHIPPEWA AVE
LAKE CITY, MI 49651

SEC 10 T22N R8W E 2.90 FT OF TH W 1/2. OF G OV'T LOT 2 EXC W 100FT OF N 150 FT & EXC BEG 450 FT S OF NW COR, T H S 89 DEG 00'00"E 100 FT, S 00 DEG 31'26"W 75 FT, N 89 DEG 00'00"W 100FT, N 00 DEG 31'2.6"E 75FT T O POB & T H SE 1/4 OF G OV'T LOT 2 EXC BEG N 0 DEG 50'E 1980.5 FT & N 88 DEG 19'20"W 33F T FROM SE COR SEC 10 TH N 88 DEG 13'16"W 289.51 FT, N 37 DEG 55'48"E 40.69 FT, S 88 DEG 22'59"E 239.5 FT, 5 36 DEG 01'12"E 42.44 FT TO POB. 18.39A.

SPLIT ON 06/24/2014 INTO 009-010-024-85

SPLIT ON 02/05/2014 INTO 009-010-024-90;

SPLIT ON 08/28/2012 INTO 009-010-024-95;

FORMERLY DESCRIBED AS WD2012-1730 SEC 10 T22N R8W E 290 FT OF TH W 1/2 OF GOV'T LOT 2 & TH SE 1/4 OF GOV'T LOT 2. EXC COMMENCING AT THE SOUTHEAST CORNER OF SECTION 10, T22N, R8W; THENCE N00°50'00" E 1980.50 FEET ALONG THE EAST LINE OF SAID SECTION 10 TO A POINT ON THE BOUNDARY OF OAKRIDGE VIEW PLAT; THENCE N88°19'20" W 33.00 FEET ALONG SAID PLAT BOUNDARY TO THE POINT OF BEGINNING; THENCE N88°13'16"W 289.51 FEET; THENCE N37°55'48" E 40.69 FEET TO A POINT ON SAID PLAT BOUNDARY; THENCE S88°22'59" E 239.50 FEET ALONG SAID PLAT BOUNDARY; THENCE S36°01'12" E 42.44 FEET ALONG SAID PLAT BOUNDARY TO THE POINT OF BEGINNING; SUBJECT TO EASEMENTS AND BUILDING AND USE RESTRICTIONS OF RECORD.

FORMERLY AS . SEC 10 T22N R8W E 290 FT OF TH W 1/2 OF GOV'T LOT 2 & TH SE 1/4 OF GOV'T LOT 2. APP 18.80 A.

01/220/14 SPLITED RECORDED MAY 29 2014-01821 TO WRBELIS CHILD PIN

009-010-024-85

2/6/14 SPLIT -90

6/11/12 EXEMPT TRANSFER TO ADJ LOT BUT ADJ LOT IN A PLATTED SUB. 009-010-024-95
-TIM

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	956.00	0.00	0.6763	0.0000	110	100		0
Residentia 9000/A		9.20	Acres		9000	100		82,755
Residentia 8 - 17 @\$5600		9.20	Acres		5600	100		51,492
956 Actual Front Feet, 18.39 Total Acres					Total Est.		Land Value =	134,247

2026 Est. T.C.V. 009-010-024-00 = 134,247

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
64,400	64,400	64,400	13,209	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,700	0	0	356	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
67,100	67,100	67,100	13,565	13,565	0	

009-010-024-85	2026 Est. T.C.V.	WRBELIS CHRISTOPHER & CHRISTINE
Property Class: 401		S CHIPPEWA AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2014-01821 WD PART OF GOVERNMENT LOT 2, SECTION 10, R22N, R8W, COMMENCING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 2; THENCE S89°00'00"E 269.50 FEET (270.00 FEET REC.) ALONG THE EAST & WEST 1/4 LINE OF SAID SECTION 10 TO THE NORTHEAST CORNER OF THE RECORDED PLAT OF SAPPHIRE LAKE AND EASTERLY SIDE OF CHIPPEWA AVENUE AND THE POINT OF BEGINNING; THENCE S89°00'00"E 100.00 FEET ALONG THE SOUTH LINE OF INTER-LAKE DRIVE A PLATTED ROAD IN THE BIRCHAVEN BEACH UNIT OF MISSAUKEE LAKES LAND CO. PLAT NO. 1; THENCE S00°31'26"W 150.00 FEET; THENCE N89°00'00"W 100.00 FEET TO THE EASTERLY LINE OF CHIPPEWA AVENUE; THENCE N00°31'26"E (N01°00'00"E REC.) 150.00 FEET ALONG SAID EASTERLY LINE CHIPPEWA AVENUE TO THE POINT OF BEGINNING.
TOGETHER WITH ALL AND SINGULAR THE HEREDITAMENTS AND APPURTENANCES, THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, EXCEPTING...

2014-01821 1/20/2014 LAND DIVISION FROM INDIAN LAKES PIN 010-024-00

2014-01821 WD LAND DIVISION SPLIT FROM 009-010-024-00

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	100.00	150.00	1.1892	0.7825	200	100		18,612
100 Actual Front Feet, 0.34 Total Acres					Total Est.		Land Value =	18,612

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

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

Building Areas

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

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	2035	48,128	43,315

Totals:	48,128	43,315

Notes: 12/19/14 NO PLUMBING - BATH ENTRY TO REMOVE NEGATIVE ADJ. -TIM

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 53,277

2026 Est. T.C.V. 009-010-024-85	=	71,889

Est. TCV/Total Floor Area = 0.00, Most recent sale 01/20/2014 for 20,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
33,300	33,300	33,300	21,047	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	2,600	0	0	568	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,900	35,900	35,900	21,615	21,615	0	

009-010-024-90	2026 Est. T.C.V.	DEBOER JULIE
Property Class: 401		S CHIPPEWA
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W BEGS 89 DEG 00'00"E 269.5 FT & S 00 DEG 31'26"W 450FT FROM NW CO
 R G OVT LOT 2, TH S 89 DEG 00'00"E 100FT, S 00 DEG 31'26"W 75FT, N 89 DEG
 00'00"W 100FT, N 00 DEG 31'26"E 75FT TO P OB . .17 A.
 SPLIT ON 02/05/2014 FROM 009-010-024-00;

SEC 10 T22N R8W BEGS 89 DEG 00'00"E 269.5 FT & S 00 DEG 31'26"W 450FT FROM NW CO
 R G OVT LOT 2, TH S 89 DEG 00'00"E 100FT, S 00 DEG 31'26"W 75FT, N 89 DEG
 00'00"W 100FT, N 00 DEG 31'26"E 75FT TO POB . .17 A.
 SPLIT ON 02/05/2014 FROM 009-010-024-00;

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	75.00	100.00	1.2779	0.7071	200	100		13,554
75 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value =			13,554

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

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

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

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	2	1,054	949
Base Cost	2240	52,976	47,678

Totals: 54,030 48,627

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 59,811

2026 Est. T.C.V. 009-010-024-90	=	73,365
Est. TCV/Total Floor Area = 0.00, Most recent sale 02/10/2014 for 10,000		
2025 Assessed	MBOR	S.E.V.
32,800	32,800	32,800
		23,290
2026 New Eq. Adjustment	Loss	Additions
0	3,900	0
		628
2026 Assessed	MBOR	S.E.V.
36,700	36,700	36,700
		23,918
	->Taxable<-	PRE/MBT
		0

009-010-024-95	2026 Est. T.C.V.	ORIZABA HEATHER H
Property Class: 402		S CHIPPEWA AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

WD2012-1730 SEC 10 T22N R8W OF GOV'T LOT 2. COMMENCING AT THE SOUTHEAST CORNER OF SECTION 10, T22N, R8W; THENCE N00°50'00" E 1980.50 FEET ALONG THE EAST LINE OF SAID SECTION 10 TO A POINT ON THE BOUNDARY OF OAKRIDGE VIEW PLAT; THENCE N88°19'20" W 33.00 FEET ALONG SAID PLAT BOUNDARY TO THE POINT OF BEGINNING; THENCE N88°13'16"W 289.51 FEET; THENCE N37°55'48" E 40.69 FEET TO A POINT ON SAID PLAT BOUNDARY; THENCE S88°22'59" E 239.50 FEET ALONG SAID PLAT BOUNDARY; THENCE S36°01'12" E 42.44 FEET ALONG SAID PLAT BOUNDARY TO THE POINT OF BEGINNING; SUBJECT TO EASEMENTS AND BUILDING AND USE RESTRICTIONS

2012 EXEMPT TRANSFER FROM 009-010-024-00 SEC 10 T22N R8W E 290 FT OF TH W 1/2 OF GOV'T LOT 2 & TH SE 1/4 OF GOV'T LOT 2. APP 18.80 A.

6/11/12 EXEMPT TRANSFER TO ADJ LOT IN A PLATTED SUB FROM INDIAN LAKES LC
009-010-024-00 -TIM

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	40.00	261.36	1.4953	0.8991	110	100		5,915
40 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =			5,915

2026 Est. T.C.V. 009-010-024-95 = 5,915

Est. TCV/Total Floor Area = 0.00, Most recent sale 02/27/2024 for 197,400

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
2,400	2,400	2,400	2,400	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	600	0	0	64	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,000	3,000	3,000	2,464	2,464	0	

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009-010-025-00
Property Class: 401
Map #:
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2026 Est. T.C.V.

LAKE TOWNSHIP

DOWN PAUL A & DAO NOI
8638 W JENNINGS RD
LAKE CITY, MI 49651

SEC 10 T22N R8W (TRACT*1997) E 525 FT OF GOV'T LOT 9 & THAT PART OF GOV'T LOT 10 W OF N-S 1/4 LINE EXC THE E'LY 200 FT THOF & EXC THAT PART THOF N OF A LINE BEG ON SHORE OF SAPPHIRE LAKE ON E SIDE OF A PENNINSULA EXT NE'LY INTO THE LAKE TH W TO A PT WHICH LIES 1050 FTW OF N-S LINE, S 50 DEG 30'34"W 152.43 N 89 DEG 13'W 216.29 FT, N 81 DEG 52'35"W 35 FT, S 8 DEG 07'25"W 320 FT, N 81 DEG 52'35"W TO W LINE OF E 525 FT OF GOV'T LOT 9. APP 17.5A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B200'@1600/	200.00	3811.50	0.7071	1.1749	1600	100		265,859
200 Actual Front Feet,	17.50	Total Acres			Total Est.		Land Value =	265,859

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	2466	0	0
Wood Frame	23.05	352	94	7,627

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	1	95	9,500
Total Estimated Land Improvements True Cash Value =				17,127

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1930

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2104 SF Floor Area = 2104 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost	New	Depr.	Cost
1 Story	Siding	Crawl Space	825				
1 Story	Siding	Slab	1,279				
			Total:		287,915		187,130

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Porches

WCP (1 Story)	243	9,489	6,168
CCP (1 Story)	537	13,774	8,953

Deck

Treated Wood	422	6,511	4,232

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	2	12,774	8,303

Garages

Class: C Exterior: Pole (Unfinished)			
Base Cost	1456	34,434	22,382
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	1456	45,922	29,849

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Parcel Number: 009-010-025-00

Page: 2

Totals: 425,149 276,330

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 469,761

2026 Est. T.C.V. 009-010-025-00 = 752,747

Est. TCV/Total Floor Area = 357.77

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
340,800	340,800	340,800	173,054	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	35,600	0	4,672	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
376,400	376,400	376,400	177,726	177,726	0

009-010-025-90	2026 Est. T.C.V.	DOWN PAUL A & DAO NOI
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W (0*1997) THE E'LY 200 FT OF GOV'T LOT 10 LYING W'LY OF N-S 1/4
LINE EXC E 100 FT THOF. .67A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	100.00	291.85	0.7846	1.4548	1800	100		205,456
100 Actual Front Feet,	0.67	Total Acres			Total Est.		Land Value =	205,456

2026 Est. T.C.V. 009-010-025-90 = 205,456

Est. TCV/Total Floor Area = 97.65

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
91,300	91,300	91,300	23,011	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	11,400	0	621	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
102,700	102,700	102,700	23,632	23,632	0	

009-010-025-95	2026 Est. T.C.V.	DICKERSON ERIC A & MARIANNE
Property Class: 401		8508 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W (0*1997) THE E'LY 100 FT OF GOV'T LOT 10 LYING W'LY OF N-S 1/4
LINE. .75A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	100.00	341.95	0.7846	1.5377	1800	100		217,169
100 Actual Front Feet, 0.79 Total Acres							Total Est. Land Value =	217,169

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	2600	45	3,381
Wood Frame	20.50	352	74	5,340
Total Estimated Land Improvements				8,721

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1998

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2048 SF Floor Area = 2560 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	2,048		
			Total:	333,779	216,956

Other Additions/Adjustments

Recreation Room	1786	33,880	22,022

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

CCP (1 Story)	80	2,428	1,578

Garages

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

Base Cost	520	22,329	14,514
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Deck

Pine	919	9,319	6,057

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals: 415,485 270,064

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 459,109

2026 Est. T.C.V. 009-010-025-95 = 684,999

Est. TCV/Total Floor Area = 267.58, Most recent sale 07/01/1997 for 62,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
293,400	293,400	293,400	174,512	2.70

Parcel Number: 009-010-025-95

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	49,100	0	0	4,711	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	342,500	342,500	342,500	179,223	179,223	179,223

009-010-026-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

SMITH DEBORAH A TRUST
8770 W PETERSON POINT RD
LAKE CITY, MI 49651

. SEC 10 T22N R8W COMM AT S 1/4 POST SEC 10 W 1155 FT N 898.26 FT TO SH SAPPHIRE LAKE TH NE'LY ALG SH 155 FT S 30 DEG 34' 25" W 316.36 FT TO POB S 19 DEG 04' 10" E 132.08 FT N 89 DEG 13' 00" W 216.29 FT N 81 DEG 52' 35" W 50 FT N 8 DEG 07' 25" E 154 FT TO SH OF LAKE SE'LY ALG SH TO POB PT GOV'T LOTS 9 & 10. EXC COMM 1/4 POST COMMON TO SEC 10 & 15 TH W ALONG SEC LINE 1155 FT, N 898.26 FT TO SHORE OF SAPPHIRE LAKE, TH NE'LY ALONG SHORE 155 FT, S 30 DEG 34' 25" W 316.36 FT TO POB TH S 19 DEG 04' 10" E 132.08 FT, N 89 DEG 13' W 140 FT TH N'LY TO A PT OBN THE SHORE OF SAPPHIRE LAKE WHICH LIES 85 FT W'LY FROM POB TH E'LY TO POB..52A

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	119.00	190.35	0.7382	1.2527	1800	100		198,088
119 Actual Front Feet, 0.52 Total Acres							Total Est. Land Value =	198,088

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Gazeboo(s): Standard	9,494.00	1	50	4,747
Dock: Light posts	46.97	72	0	0
D/W/P: 4in Ren. Conc.	8.17	468	50	1,912
D/W/P: 3.5 Concrete	6.58	231	50	760
D/W/P: 4in Ren. Conc.	8.17	1959	50	8,002
Wood Frame	26.54	154	50	2,043
Total Estimated Land Improvements True Cash Value =				17,464

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

(11) Heating System: Forced Heat & Cool

Ground Area = 2260 SF Floor Area = 2578 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,288		
1 Story	Siding	Crawl Space	864		
2 Story	Siding	Crawl Space	108		
1 Story	Siding	Overhang	210		
		Total:		320,994	208,646

Other Additions/Adjustments

Exterior

Brick Veneer	496	8,214	5,339

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911
2 Fixture Bath	1	2,996	1,947
Separate Shower	1	1,310	851

Porches

WPP	96	3,010	1,956

Deck

Treated Wood	638	8,530	5,544

Garages

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

Base Cost	840	37,766	24,548
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	2	1,054	685

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Parcel Number: 009-010-026-00

Page: 2

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152
Direct-Vented Gas	1	2,963	1,926

Local Cost Items

GENERATOR	1	1	1	*95% Good

Totals:	406,448	264,189

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 449,121

2026 Est. T.C.V. 009-010-026-00	=	664,673

Est. TCV/Total Floor Area = 257.83, Most recent sale 10/25/2013 for 205,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
287,300	287,300	287,300	166,542	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	45,000	0	0	4,496	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
332,300	332,300	332,300	171,038	171,038	0

009-010-026-50	2026 Est. T.C.V.	EVANS ROBERT & JILL
Property Class: 401		8720 W PETERSON POINT RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 10 T22N R8W COMM 1/4 POST COMMON TO SEC 10 & 15 TH W ALONG SEC LINE 1155 FT, N 898.26 FT TO SHORE OF SAPPHIRE LAKE, TH NE'LY ALONG SHORE 155 FT, S 30 DEG 34' 25", W 316.36FT TO POB TH S 19 DEG 04' 10", E 132.08 FT, N 89 DEG 13', W 140 FT, TH N'LY TO A PT ON THE SHORE OF SAPPHIRE LAKE WHICH LIES 85 FT W'LY FROM POB TH E'LY TO POB .35A

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	85.00	179.37	0.8305	1.2269	1800	100		155,899
85 Actual Front Feet, 0.35 Total Acres								Total Est. Land Value = 155,899

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	609	50	2,119
Total Estimated Land Improvements True Cash Value =				2,119

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1991

(11) Heating System: Forced Heat & Cool
 Ground Area = 1260 SF Floor Area = 1650 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	780		
1 Story	Siding	Crawl Space	480		
Total:				220,207	187,177

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Deck

Treated Wood	37	1,477	1,255

Garages

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

Base Cost	576	23,910	20,323

Water/Sewer

Public Sewer	1	1,465	1,245
Water Well, 100 Feet	1	5,734	4,874

Built-Ins

Appliance Allow.	1	2,713	2,306

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 261,406 222,195

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 377,732

2026 Est. T.C.V. 009-010-026-50 = 535,750

Est. TCV/Total Floor Area = 324.70, Most recent sale 08/11/2016 for 174,600

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
229,800	229,800	229,800	171,168	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	38,100	0	0	4,621	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
267,900	267,900	267,900	175,789	175,789	0	

009-010-027-00	2026 Est. T.C.V.	THRONBURGH ROBERT G & ANGELA D
Property Class: 402		W PETERSON POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W BEG 727 FT N & 982.3 FT E OF SW COR OF GOV'T LOT 9 TH S 7 DEG
 31' W 154 FT N 81 DEG 52' 35" W 234 FT N TO N LINE OF GOV'T LOT 9 E TO SHORE OF
 SAPPHIRE LAKE SE'LY ALONG LAKE SHORE TO POB. APP .83 A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B200'@1600/	50.00	723.10	1.0000	0.7754	1600	100		62,034
50 Actual Front Feet, 0.83 Total Acres							Total Est. Land Value =	62,034

2026 Est. T.C.V. 009-010-027-00 = 62,034

Est. TCV/Total Floor Area = 37.60, Most recent sale 06/21/2019 for 149,600

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
31,000	31,000	31,000	19,960	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	538	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
31,000	31,000	31,000	20,498	20,498	0	

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009-010-028-00
Property Class: 401
Map #:
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2026 Est. T.C.V.

LAKE TOWNSHIP

THRONBURGH ROBERT G & ANGELA D
8808 W PETERSON POINT RD
LAKE CITY, MI 49651

. SEC 10 T22N R8W BEG 727 FT N & 989.3 FT E OF SW COR OF GOV'T LOT 9 TH S 82 DEG 29' E, 50 FT; TH S 7 DEG 31' W, 153.72 FT; TH N 82 DEG 29' W 50 FT, TH N 7 DEG 31' E 153.72 FT TO BEG. .1764 A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	153.00	1.0000	1.1605	1800	100		104,444
50 Actual Front Feet, 0.18 Total Acres					Total Est.		Land Value =	104,444

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	64	50	210
D/W/P: 4in Ren. Conc.	8.17	900	50	3,676
D/W/P: 4in Ren. Conc.	8.17	1203	50	4,914
Total Estimated Land Improvements True Cash Value =				8,800

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1965

(11) Heating System: Forced Heat & Cool
Ground Area = 1568 SF Floor Area = 1568 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost	New	Depr.	Cost
1 Story	Siding	Slab	800				
1 Story	Siding	Basement	660				
1 Story	Siding	Slab	108				
			Total:	236,399			200,925

Other Additions/Adjustments

Recreation Room	600	11,382	9,675

Basement, Outside Entrance, Above Grade	1	1,980	1,683

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Porches

CSEP (1 Story)	192	8,569	7,284
WPP	300	5,364	4,559

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	528	20,217	17,184
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	840	37,766	32,101
Storage Over Garage	210	2,780	2,363
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	2	1,054	896

Water/Sewer

Public Sewer	1	1,465	1,245
Water Well, 100 Feet	1	5,734	4,874

Built-Ins

Appliance Allow.	1	2,713	2,306

Fireplaces

Exterior 1 Story	1	6,387	5,429

Local Cost Items

SANITARY SEWER	1	0	0	*93% Good

Parcel Number: 009-010-028-00

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Totals: 345,121 293,338

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 498,675

2026 Est. T.C.V. 009-010-028-00 = 611,919

Est. TCV/Total Floor Area = 390.25, Most recent sale 06/21/2019 for 149,600

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
262,600	262,600	262,600	232,399	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	43,400	0	0	6,274	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
306,000	306,000	306,000	238,673	238,673	238,673	

009-010-029-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

SMITH KIRK A & SHERYL L
8798 W PETERSON POINT RD
LAKE CITY, MI 49651

2016-02798 TOWNSHIP OF LAKE, COUNTY OF MISSAUKEE AND STATE OF MICHIGAN. TO-WIT:
THAT PART OF GOVERNMENT LOT 9, SECTION 10, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE
COUNTY, MICHIGAN, DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A POINT
ON THE SHORE OF
LAKE SAPPHIRE THAT LIES 720.5 FEET NORTH AND 1038.9 FEET EAST OF THE SOUTHWEST
CORNER OF SECTION 10; PROCEED THENCE EAST ALONG THE SHORE OF LAKE SAPPHIRE,
INCLUDING RIPARIAN RIGHTS AND RELICTED LAND, BUT FOR EXACTNESS, PROCEED OVER A
SURVEYED COURSE AS FOLLOWS: S82°29'E A DISTANCE OF 50 FEET; THENCE S07°3'W A
DISTANCE OF 153.72 FEET; THENCE N82°29'W A DISTANCE OF 50 FEET; THENCE N07D31'E
A DISTANCE OF 153.72 FEET TO THE POINT OF BEGINNING. ALSO, AN EASEMENT OF
RIGHT-OF-WAY FOR ACCESS TO SAID PARCEL RUNNING NORTH ALONG THE WEST BOUNDARY OF
GOVERNMENT LOT 10, FROM THE COUNTY ROAD, JUST SOUTH OF THE SOUTH UNE OF SAID
SECTION 10; PROVIDED, HOWEVER, SAME MAY BE SATISFIED BY THE ROUTE OF THE ACCESS
ROAD PRESENTLY SERVING GRANTORS AND OTHER SHORE LAND OWNERS IN THE IMMEDIATE
VICINITY OVER LOT 9. SUBJECT TO A PRIVATE APPURTENANT EASEMENT OF ACCESS OVER A
PARCEL OF LAND, DESCRIBED AS A 20 FOOT EASEMENT FOR ACCESS PURPOSES, LYING SOUTH
OF, WHEN MEASURED AT RIGHT ANGLES AND PARAHIL TO THE FOLLOWING DESCRIBED LINE:
COMMENCING AT THE 1/4. POST COMMON TO SECTION 10 AND 15, T22N, R8W; THENCE WEST
1155 FEET ALONG THE SOUTH LINE OF SECTION 10; THENCE NORTH AT RIGHT
ANGLES TO SAID LINE 878.26 FEET TO THE SHORE OF SAPPHIRE LAKE; THENCE NORTHEAST
ALONG SHORE LINE 155 FEET; THENCE S00DEG01'25"W 300.27 FEET (RECORD DUE SOUTH
300.8 FEET) TO THE POINT OF BEGINNING; THENCE S50°30'34"W 152.43 FEET; THENCE
N89DEG13'00"W 216.29 FEET; THENCE
N81 °52'35"W 484 FEET MORE OR LESS TO THE WEST LINE OF THE EAST 525 FEET OF
GOVERNMENT LOT 9 FOR ACCESS.
FORMERLY ABV AS. SEC 10 T22N R8W BEG AT PT ON SHORE LAKE SAPPHIRE 720.5 FT N &
1038.9 FT E OF SW COR LOT 9 E'LY ALG SHORE S 82 DEG 29' E 50 FT S 7 DEG 31' W
153.72 FT N 82 DEG 29' W 50 FT N 7 DEG 31' E 153.72 FT TO BEG PART OF GOV'T LOT
9. .1764 A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	154.00	1.0000	1.1631	1800	100		104,683
50 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	104,683

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	501	50	2,046
D/W/P: 4in Ren. Conc.	8.17	985	50	4,023
Total Estimated Land Improvements				True Cash Value = 6,069

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 2021

(11) Heating System: Forced Heat & Cool
Ground Area = 1569 SF Floor Area = 1569 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,389		
1 Story	Siding	Crawl Space	180		
		Total:		262,892	255,012

Other Additions/Adjustments

Recreation Room	1288	24,433	23,700
Basement, Outside Entrance, Above Grade	1	1,980	1,921

Plumbing

Average Fixture(s)	1	1,422	1,379
3 Fixture Bath	2	8,956	8,687

Water/Sewer

Parcel Number: 009-010-029-00

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2000 Gal Septic	1	9,318	9,038
Water Well, 100 Feet	1	5,734	5,562
Porches			
WPP	370	6,601	6,403
WPP	25	1,452	1,408
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	720	33,826	32,811
Common Wall: 1 Wall	1	-2,589	-2,511
Door Opener	2	1,054	1,022
Built-Ins			
Appliance Allow.	1	2,713	2,632
Fireplaces			
Direct-Vented Gas	1	2,963	2,874
Totals:		360,755	349,938

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 594,895

2026 Est. T.C.V. 009-010-029-00						=	705,647
Est. TCV/Total Floor Area = 449.74, Most recent sale 08/25/2016 for 77,500							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
301,000	301,000	301,000	268,704	2.70			
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	51,800	0	0	7,255	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
352,800	352,800	352,800	275,959	275,959	275,959		

009-010-030-00	2026 Est. T.C.V.	STERLING MATTHEW & JESSICA
Property Class: 401		8788 W PETERSON POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W BEG AT A POINT ON THE SHORE OF LAKE SAPPHIRE THAT LIES 713.9 FT N & 1088.5 FT E OF SW COR SEC 10; THENCE S 82 DEG 29' E 50 FT S 7 DEG 31' W 153.72 FT N 82 DEG 29' W 50 FT N 7DEG 31' E 153.72 FT TO POB.1764 A. ALSO AN EASEMENT RECORDED IN LIBER 176 PAGE 858.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	153.00	1.0000	1.1605	1800	100		104,444
50 Actual Front Feet, 0.18 Total Acres								Total Est. Land Value = 104,444

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	15.58	28	50	218
D/W/P: 3.5 Concrete	6.58	42	50	138
Wood Frame	25.96	168	50	2,180
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/VINF/451A	46.75	90	100	4,208
Total Estimated Land Improvements True Cash Value =				6,744

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 824 SF Floor Area = 824 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	824		
Total:				123,985	92,986

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,422	1,066		
Deck					
Treated Wood	548	7,727	5,795		
Water/Sewer					
Public Sewer	1	1,465	1,099		
Water Well, 100 Feet	1	5,734	4,300		
Built-Ins					
Appliance Allow.	1	2,713	2,035		
Local Cost Items					
SANITARY SEWER	1	0	0		*94% Good
Totals:				143,046	107,281

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 182,378

2026 Est. T.C.V. 009-010-030-00		=	293,566
Est. TCV/Total Floor Area = 356.27, Most recent sale 08/10/2023 for 260,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
126,400	126,400	126,400	115,884
			2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	20,400	0	3,128
2026 Assessed	MBOR	S.E.V.	Capped
146,800	146,800	146,800	119,012
			119,012
			PRE/MBT
			0

009-010-031-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

KS SAPPHIRE LLC
8789 W PETERSON POINT RD
Lake City, MI 49651

. SEC 10 T22N R8W COMM AT S 1/4 POST TH W 1050.1 FT N 711.6 FT S 50 DEG 30' 34"
W 152.43 FT N 89 DEG 13' W 216.29 FT N 81 DEG 52' 35" W 35 FT TO POB TH S 8 DEG
7' W 320 FT N 81 DEG 52' 35" W 165 FT N 8 DEG 7' E 320 FT S 81 DEG 52' 35" E 165
FT TO POB. 1.2121 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	165.00	319.90	1.0493	0.9457	250	100		40,931
165 Actual Front Feet, 1.21 Total Acres								Total Est. Land Value = 40,931

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.09	168	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1984

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			2160	45,770	32,039
Totals:				45,770	32,039

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 39,408

Cost Est. for Res. Bldg: 2 Mobile Home HUD Cls Average Blt 1992

(11) Heating System: Wall Furnace
Ground Area = 840 SF Floor Area = 840 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=44/100/100/100/44

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	840		
Total:				54,898	24,155
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			168	1,969	866
Plumbing					
Average Fixture(s)			1	1,010	444
Deck					
Treated Wood w/Roof (Deck Portion)			288	5,069	2,230
Treated Wood w/Roof (Roof portion)			288	4,406	1,939
Water/Sewer					
Public Sewer			1	1,465	645
Water Well, 100 Feet			1	5,734	2,523

Parcel Number: 009-010-031-00

Page: 2

Built-Ins

Appliance Allow.	1	2,713	1,194

Local Cost Items

SANITARY SEWER	1	0	0	*71% Good

Totals:		77,264	33,996

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:	31,956

2026 Est. T.C.V. 009-010-031-00	=	113,245

Est. TCV/Total Floor Area = 134.82, Most recent sale 05/31/2023 for 100,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
47,400	47,400	47,400	37,219	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,200	0	1,004	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
56,600	56,600	56,600	38,223	38,223	0

009-010-032-00	2026 Est. T.C.V.	THOMPSON DARRELL & THERESA
Property Class: 401		W PETERSON POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W COMM AT S 1/4 POST TH W 1050.1 FT N 711.6 FT S 50 DEG 30' 34"
W 152.43 FT N 89 DEG 13' W 216.29 FT N 81 DEG 52' 35" W 200 FT TO POB TH S 8 DEG
7' 25" W 320 FT N 81 DEG 52' 35" W TO W LINE OF E525 FT OF GOV'T LOT 9 N'LY
ALONG SD W LINE TO A PT N 81 DEG 52' 35" W OF POB S81 DEG 52' 35" E TO POB.
1.6969 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	186.00	398.13	1.0183	0.9988	250	100		47,296
186 Actual Front Feet, 1.70 Total Acres					Total Est.		Land Value =	47,296

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

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

Building Areas

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

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	864	21,548	14,006

Totals:	21,548	14,006

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 17,227

2026 Est. T.C.V. 009-010-032-00	=	64,523
Est. TCV/Total Floor Area = 0.00, Most recent sale 07/29/2005 for 26,800		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
26,800 26,800 26,800 8,342 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 5,500 0 0 225 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
32,300 32,300 32,300 8,567 8,567 0		

009-010-033-00 2026 Est. T.C.V. HERAU JOSEPH TRUST
 Property Class: 401 8780 W PETERSON POINT RD
 Map #: LAKE TOWNSHIP ,

. SEC 10 T22N R8W BEG 707.82 FT N & 1138.11 FT E OF SW COR OF GOV'T LOT 9: TH S 82 DEG 29' E 50 FT; TH S 7 DEG 31' W 154FT; TH N 82 DEG 29' W 50 FT; TH N 7 DEG 31' E 154 FT TO POB.

FORMERLY RECORDED AS . SEC 10 T22N R8W BEG 707.82 FT N & 1138.11 FT E OF SW COR OF GOV'T LOT 9: TH S 82 DEG 29' E 60 FT; TH S 7 DEG 31' W 154FT; TH N 82 DEG 29' W 50 FT; TH N 7 DEG 31' E 154 FT TO POB. .1944 A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	154.00	1.0000	1.1631	1800	100		104,683
50 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	104,683

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	46.97	80	0	0
D/W/P: 3.5 Concrete	6.58	128	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements				1,900

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

(11) Heating System: Wall/Floor Furnace

Ground Area = 696 SF Floor Area = 696 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	696		
			Total:	94,954	66,477

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Direct-Vented Gas	1	2,963	2,074

Local Cost Items

SANITARY SEWER	1	0	0	*95% Good

Totals: 109,251 76,484

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 130,023

2026 Est. T.C.V. 009-010-033-00 = 236,606

Est. TCV/Total Floor Area = 339.95, Most recent sale 07/27/2015 for 130,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
102,400	102,400	102,400	67,696	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	15,900	0	0	1,827	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
118,300	118,300	118,300	69,523	69,523	0	

009-010-034-00	2026 Est. T.C.V.	KARASH CHESTER & GIRARDI ANETTE
Property Class: 401		8590 W PETERSON POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W PCL 2B OF THE SURVEY RECORDED IN LIBER S-3 PP 230-232 MISSAUKEE
COUNTY RECORDS .40A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	92.00	189.39	0.8078	1.2505	1800	100		167,282
92 Actual Front Feet, 0.40 Total Acres								167,282
Total Est. Land Value =								167,282

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	130	71	532
Total Estimated Land Improvements True Cash Value =				532

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

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

Building Areas

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

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	884	26,149		16,997	
Totals:		26,149		16,997	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 28,895

2026 Est. T.C.V.	009-010-034-00	=	196,709
Est. TCV/Total Floor Area = 0.00, Most recent sale 08/01/2002 for 237,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
87,700	87,700	87,700	42,056
2026 New	Eq. Adjustment	Loss	Additions
0	10,700	0	0
2026 Assessed	MBOR	S.E.V.	Capped
98,400	98,400	98,400	43,191
			Tax Adjustment
			1,135
			Losses
			0
			->Taxable<-
			PRE/MBT
			43,191

009-010-034-80
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

KARASH CHESTER & GIRARDI ANETTE
8590 W PETERSON POINT RD
LAKE CITY, MI 49651

SEC 10 T22N R8W PCL 2C & W'LY 10 FT OF PCL 2D OF THE SURVEY RECORDED IN LIBER
S-3 P 230-232 BEING PART OF GOVT LOT 10. APP .35A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	80.00	190.57	0.8483	1.2532	1800	100		153,089
80 Actual Front Feet, 0.35 Total Acres								153,089
Total Est. Land Value =								153,089

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl, Solid, 6'	39.90	48	50	957
D/W/P: 4in Concrete	6.47	287	0	0
D/W/P: 4in Concrete	6.47	342	0	0
D/W/P: 4in Concrete	6.47	72	0	0
Wood Frame	28.69	80	50	1,147

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				4,479

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

(11) Heating System: Forced Heat & Cool
Ground Area = 1120 SF Floor Area = 1120 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,120		
Total:				159,842	103,898

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,293	1,490

Plumbing

Average Fixture(s)	1	1,185	770

Porches

CGEP (1 Story)	90	6,672	4,337
WCP (1 Story)	304	9,363	6,086
CCP (1 Story)	40	1,222	794

Deck

Treated Wood	25	1,117	726
Treated Wood	70	1,992	1,295
Treated Wood	16	702	456

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 100 Feet	1	5,415	3,520

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Interior 1 Story	1	4,610	2,996

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 197,610 128,446

Notes:

Parcel Number: 009-010-034-80

Page: 2

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 218,358

2026 Est. T.C.V. 009-010-034-80 = 375,926

Est. TCV/Total Floor Area = 335.65

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
160,800	160,800	160,800	81,844	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
500	26,700	0	500	2,209	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
188,000	188,000	188,000	84,553	84,553	84,553	

009-010-035-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KRAFVE LOIS A LIVING TRUST
8566 W PETERSON POINT RD
LAKE CITY, MI 49651

SEC 10 T22N R8W THAT PARCEL SURVEYED & RECORDED IN LIBERS-1 P 60. ALSO PCL 2D OF THE SURVEY RECORDED IN LIBER S-3 PP 230-232 EXC W'LY 10 FT THOF. .58A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	171.00	162.00	0.6503	1.1839	1800	100		236,968
171 Actual Front Feet, 0.64 Total Acres					Total Est.		Land Value =	236,968

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	2074	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

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

(11) Heating System: Forced Heat & Cool
Ground Area = 1748 SF Floor Area = 1748 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost	New	Depr.	Cost
1 Story	Siding	Basement	1,748				
			Total:	278,435		222,709	

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	2,182

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582
2 Fixture Bath	1	2,996	2,397

Porches

WCP (1 Story)	48	3,193	2,554

Deck

Treated Wood	532	7,581	6,065

Garages

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

Base Cost	884	32,390	25,912
Common Wall: 1 Wall	1	-2,589	-2,071
Door Opener	3	1,581	1,265

Water/Sewer

Public Sewer	1	1,465	1,172
Water Well, 100 Feet	1	5,734	4,587

Built-Ins

Appliance Allow.	1	2,713	2,170

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	342,126	273,662

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 465,225

2026 Est. T.C.V. 009-010-035-00

= 707,193

Parcel Number: 009-010-035-00

Page: 2

 Est. TCV/Total Floor Area = 404.57, Most recent sale 02/01/2001 for 62,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
303,300	303,300	303,300	177,884	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	50,300	0	0	4,802	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
353,600	353,600	353,600	182,686	182,686	182,686	

009-010-036-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

DEVOS PATRICIA J TRUST
8538 W PETERSON POINT RD
LAKE CITY, MI 49651

. SEC 10 T22N R8W THAT PART OF A PENINSULA EXTENDING INTO SAPPHIRE LAKE LYING
NE'LY OF THAT PARCEL SURVEYED & RECORDED IN LIBER S-1 AT P 60. APP 1 A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	125.00	348.48	0.7256	1.5480	1800	100		252,735
125 Actual Front Feet, 1.00 Total Acres							Total Est. Land Value =	252,735

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	2132	50	8,709
D/W/P: Patio Blocks	15.58	10	50	78
D/W/P: 3.5 Concrete	6.58	401	50	1,319
Wood Frame	26.29	160	50	2,103
Total Estimated Land Improvements				12,209

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

(11) Heating System: Forced Heat & Cool
Ground Area = 1290 SF Floor Area = 1290 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,080		
1 Story	Siding	Crawl Space	210		
		Total:		211,255	158,433

Other Additions/Adjustments

Recreation Room	320	6,070	4,552
Basement, Outside Entrance, Below Grade	1	2,727	2,045

Plumbing

Average Fixture(s)	1	1,422	1,066
2 Fixture Bath	1	2,996	2,247

Porches

WCP (1 Story)	70	4,136	3,102
WPP	140	3,903	2,927

Deck

Treated Wood	40	1,540	1,155
Treated Wood	16	716	537

Garages

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

Base Cost	660	29,132	21,849
Storage Over Garage	440	5,826	4,369
Door Opener	2	1,054	790

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 100 Feet	1	5,734	4,300

Built-Ins

Appliance Allow.	1	2,713	2,035

Fireplaces

Interior 1 Story	1	5,235	3,926

Local Cost Items

GENERATOR	1	1	1	*100% Good

Parcel Number: 009-010-036-00

Page: 2

SANITARY SEWER

1

0

0

*88% Good

Totals:

285,925

214,433

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:

364,536

2026 Est. T.C.V. 009-010-036-00

= 629,480

Est. TCV/Total Floor Area = 487.97

2025 Assessed	MBOR	S.E.V.
272,300	272,300	272,300

Base for Cap	IRM
184,528	2.70

2026 New Eq. Adjustment	Loss
0	42,400
	0

Additions	Tax Adjustment	Losses
0	4,982	0

2026 Assessed	MBOR	S.E.V.
314,700	314,700	314,700

Capped	->Taxable<-	PRE/MBT
189,510	189,510	189,510

009-010-037-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

RANDAZZO MICHAEL & WIZNER
8630 W PETERSON POINT RD
LAKE CITY, MI 49651

. SEC 10 T22N R8W PCL ONE AND PCL TWO-A OF THE SURVEY RECORDED IN LIBER S-1 PP 215-216 EXC PCL ONE-A OF THE SURVEY RECORDED IN LIBER S-3 PP 273-275 INCL & EXC THAT PART LYING S'LY & E'LY OF A LINE DESC AS COMMAT A PT 1050.1 FT W & 711.6 FT N OF S1/4 COR TH N 89 DEG 50'23"E 15.66 FT TO POB TH N 58 DEG 47'35"E 303.4 FT, N 29 DEG 25'05"E 211.75 FT TO POE & EXC BEG 1088.54' W, 650.90' N, N89 DEG 50'23" E 117.4' & N 03 DEG 12'48" W 59.42' FROM S/4 COR, TH N 03 DEG 05'14" W 287.23', N 51 DEG 06'02" E 10', S11 DEG 05'02" E 262.61', S 58 DEG 47'35" W 51.98' TO POB . .8844 Ac.

Split on 10/04/2006 into 009-010-037-59; (10' To adjacent owner)

Split/Comb. on 10/04/2006 completed 10/04/2006 RAY ;
Parent Parcel(s): 009-010-037-00;
Child Parcel(s): 009-010-037-59; (EXEMPT..Adjacent Owner)

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	180.00	307.00	0.6387	1.4808	1800	100		306,434
180 Actual Front Feet, 1.27 Total Acres					Total Est.	Land Value =		306,434

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	180	0	0
Wood Frame	28.80	100	50	1,440
Wood Frame	23.72	288	50	3,415
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				5,805

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1310 SF Floor Area = 1420 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Crawl Space	1,310		
1 Story	Siding	Overhang	110		
		Total:		203,794	132,470

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

CCP (1 Story)	40	1,327	863

Garages

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

Base Cost	528	22,551	14,658
Common Wall: 1 Wall	1	-2,589	-1,683

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Parcel Number: 009-010-037-00

Page: 2

Interior 1 Story	1	5,235	3,403
Two Sided	1	7,507	4,880
Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	260,024	169,020

Notes: LOFT

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 287,334

2026 Est. T.C.V. 009-010-037-00	=	599,573

Est. TCV/Total Floor Area = 422.23, Most recent sale 10/01/2002 for 231,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
261,000	261,000	261,000	151,850	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	38,800	0	4,099	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
299,800	299,800	299,800	155,949	155,949	155,949

009-010-037-60
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

KOLTAK JUSTIN D &
8660 W PETERSON POINT RD
LAKE CITY, MI 49651

SEC 10 T22N R8W PCL ONE-A OF THE SURVEY RECORDED IN LIBER S-3 PP 273-275 INCL.
.77A &.BEG 1088.54' W, 650.90' N, N89 DEG 50'23" E 117.4' & N 03 DEG 12'48" W
59.42' FROM S/4 COR, TH N 03 DEG 05'14" W 287.23', N 51 DEG 06'02" E 10', S11
DEG 05'02" E 262.61', S 58 DEG 47'35" W 51.98' TO POB .1956 AC. COMBINATION OF
2 PARCELS ON 5/18/2007 .9656A

05-16-07 Combined 010-037-59 with this pcl for 2008.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	125.00	268.33	0.7256	1.4126	1800	100		230,642
125 Actual Front Feet,	0.77	Total Acres			Total Est.		Land Value =	230,642

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	2000	0	0
D/W/P: 4in Concrete	6.96	300	0	0
Wood Frame	26.63	152	94	3,805

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements				6,180

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 10 Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 1419 SF Floor Area = 1419 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Basement	1,419		
			Total:	243,562	194,848

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
2 Fixture Bath	1	2,996	2,397

Porches

WCP (1 Story)	52	3,356	2,685
WCP (1 Story)	430	14,826	11,861
CCP (1 Story)	192	5,357	4,286
WCP (1 Story)	41	2,925	2,340

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	768	19,776	15,821

Water/Sewer

Public Sewer	1	1,465	1,172
Water Well, 100 Feet	1	5,734	4,587

Built-Ins

Appliance Allow.	1	2,713	2,170

Fireplaces

Exterior 1 Story	1	6,387	5,110

Local Cost Items

SANITARY SEWER	1	0	0	*86% Good

Totals:		310,519	248,415

Parcel Number: 009-010-037-60

Page: 2

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 422,306

2026 Est. T.C.V. 009-010-037-60 = 659,128
 Est. TCV/Total Floor Area = 464.50, Most recent sale 01/31/2011 for 259,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
284,400	284,400	284,400	165,344	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	45,200	0	0	4,464	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
329,600	329,600	329,600	169,808	169,808	0	

009-010-037-95	2026 Est. T.C.V.	DERUITER DONALD & KAREN J TRUST
Property Class: 402		W PETERSON POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W THAT PART OF PCLS ONE & TWO-A RECORDED IN LIBER S-1 PP 215 & 216 LYING S'LY OF A LINE DESC AS COMM AT A PT 1050.1 FT W & 711.6 FT N OF S 1/4 COR TH N 89 DEG 50'23"E 15.66 FT TO POB. TH N 58 DEG 47'35"E 303.4 FT, N 29 DEG 25'05"E 211.75 FT TO POE EXC W'LY 115 FT THOF. .2A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	211.00	45.00	0.6041	10.2076	1800	100		47,639
		0.22	Total Acres		Total Est. Land Value =			47,639

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.10	288	50	3,038
Total Estimated Land Improvements	True	Cash Value =		3,038

2026 Est. T.C.V. 009-010-037-95 = 50,677

Est. TCV/Total Floor Area = 35.71

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
22,700	22,700	22,700	2,851	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,600	0	76	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
25,300	25,300	25,300	2,927	2,927	0

009-010-038-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

MCCREERY JACOB G &
8670 W PETERSON POINT RD
LAKE CITY, MI 49651

. SEC 10 T22N R8W BEG 1050.1 FT W & 1012.4 FT N OF S 1/4 POST TH S 1' 25" W
300.27 FT S 50 DEG 30' 34" W 152.43 FT N 19 DEG 4' 10" W 132.08 FT NE'LY ALONG
SHORE OF SAPPHIRE LAKE TO POB. APP .75 A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	152.00	214.93	0.6776	1.3071	1800	100		242,336
152 Actual Front Feet, 0.75 Total Acres								242,336
Total Est. Land Value =								242,336

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	242	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1981

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1012 SF Floor Area = 1518 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,012		
			Total:	212,970	155,453

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	1,991

Plumbing

Average Fixture(s)	1	1,422	1,038
3 Fixture Bath	1	4,478	3,269

Porches

WPP	648	11,457	8,364

Deck

Treated Wood	127	2,962	2,162

Garages

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

Base Cost	780	29,500	21,535
Door Opener	2	1,054	769

Water/Sewer

Public Sewer	1	1,465	1,069
Water Well, 100 Feet	1	5,734	4,186

Built-Ins

Appliance Allow.	1	2,713	1,980

Fireplaces

Interior 2 Story	1	6,520	4,760

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 283,002 206,576

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 351,179

Parcel Number: 009-010-038-00

Page: 2

2026 Est. T.C.V. 009-010-038-00 = 595,890
 Est. TCV/Total Floor Area = 392.55, Most recent sale 08/25/2006 for 280,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
256,400	256,400	256,400	145,998	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	41,500	0	0	3,941	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
297,900	297,900	297,900	149,939	149,939	0

009-010-039-00	2026 Est. T.C.V.	HILLS SANDRA NICCOLE
Property Class: 402		X W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W THAT PART OF GOV'T LOT 10 LINE E OF N-S 1/4 LINE & W OF A LINE
 BEG AT 1/4 COR COMM TO SEC 10 & 15 TH S 0 DEG 11'36" W ALG THE N-S 1/4 LINE
 454.02 FT TO N R/W LINE OF JENNINGS RD TH N 84 DEG 23'55" E 422.15 FT TO POB TH
 N 0 DEG 08'23" W 263.2 FT S 83 DEG 35'47" W 148.91 FT N 13 DEG 32'15" W 447.36
 FT N 26 DEG 10' 46" W 120.22 FT TO POE. APP.1.5A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B200'@1600/	50.00	1306.80	1.0000	0.8991	1600	100		71,926
50 Actual Front Feet, 1.50 Total Acres					Total Est.		Land Value =	71,926

2026 Est. T.C.V. 009-010-039-00	=	71,926

Est. TCV/Total Floor Area = 47.38

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
36,000	36,000	36,000	16,202	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	437	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,000	36,000	36,000	16,639	16,639	0	

009-010-039-30	2026 Est. T.C.V.	FLINT CHARLES & TERI A
Property Class: 401		8452 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 & 15 T22N R8W PART OF GOV'T LOT 10 SEC 10 IN NW 1/4 OFNE 1/4 SEC 15
 COMM AT 1/4 COR COMM TO SEC 10 & 15 TH S 0 DEG 11'36" W 454.02 FT TO N R/W LINE
 OF JENNINGS RD TH N 84 DEG 23'55" E 422.15 FT TO POB TH N 0 DEG 08'23" W 263.2
 FT S 83 DEG 35'47" W 148.91 FT N 13 DEG 32'15" W 447.36 FT N 26 DEG 10'46" W
 120.22 FT N 60 DEG 20'24" E 161.89 FT N 83 DEG 07'10" E 94.55 FT S 48 DEG 45' E
 164.43 FT S 14 DEG 01'48" E 87.5 FT S 10 DEG 03'49" E 171.51 FT S 10 DEG 44'20"
 W 121.33 FT S 17 DEG 42'28" E 74.35 FT S 36 DEG 49' 23" W 73.38 FT S 0 DEG
 08'12" E 264.04 FT TO N R/W LINE OF JENNINGS RD S 84 DEG 23'55" W 59.92 FT TO
 POB. 4.45 A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B200'@1600/	150.00	1292.28	0.7598	0.8966	1600	100		163,498
150 Actual Front Feet, 4.45 Total Acres								Total Est. Land Value = 163,498

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	5300	0	0
D/W/P: Asphalt Paving	3.10	2630	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	1	95	9,500
Total Estimated Land Improvements True Cash Value =				9,500

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1884 SF Floor Area = 1884 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,260		
1 Story	Siding	Slab	624		
			Total:	278,055	180,726

Other Additions/Adjustments

Recreation Room	1118	21,208	13,785
Basement, Outside Entrance, Above Grade	1	1,980	1,287

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Common Wall: 1 Wall	1	-2,589	-1,683
Base Cost	1120	39,010	25,356
Class: C Exterior: Pole (Unfinished)			
Base Cost	4200	99,330	64,564

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Unit-in-Place Cost Items

Parcel Number: 009-010-039-30

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BOAT HOUSE (BY SQ FT	480	1,819	1,291	*71% Good
Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Totals:		459,860	299,006	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 508,310

2026 Est. T.C.V. 009-010-039-30 = 681,308
 Est. TCV/Total Floor Area = 361.63, Most recent sale 07/01/1998 for 410,000
 2025 Assessed MBOR S.E.V. Base for Cap IRM
 303,300 303,300 303,300 201,226 2.70
 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses
 0 37,400 0 0 5,433 0
 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
 340,700 340,700 340,700 206,659 206,659 206,659

009-010-040-00	2026 Est. T.C.V.	ROSS VICTOR D
Property Class: 401		X W JENNINGS RD ISLE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 12. .56 A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	70.00	348.48	0.8889	1.5480	1800	100		173,376
70 Actual Front Feet, 0.56 Total Acres								Total Est. Land Value = 173,376

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family LOG Cls D Blt 1948

(11) Heating System: Space Heater

Ground Area = 616 SF Floor Area = 616 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	616		
Total:				74,303	44,582

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Deck

Treated Wood	220	4,066	2,440
Treated Wood	220	4,066	2,440
Pine w/Roof (Deck Portion)	34	1,078	647
Pine w/Roof (Roof portion)	34	607	364

Garages

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

Base Cost	384	12,403	7,442
No Concrete Floor	384	-2,097	-1,258

Water/Sewer

Public Sewer	1	1,152	691
Water Well, 100 Feet	1	5,150	3,090

Built-Ins

Appliance Allow.	1	1,607	964

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	103,323	61,995

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 105,391

2026 Est. T.C.V. 009-010-040-00 = 283,517

Est. TCV/Total Floor Area = 460.25

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
124,500	124,500	124,500	41,649	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	17,300	0	0	1,124	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
141,800	141,800	141,800	42,773	42,773	0	

009-011-001-00	2026 Est. T.C.V.	ROLKA STEVEN R
Property Class: 401		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W W 890 FT OF SW 1/4 OF SW 1/4 EXC E 152 FT OF S 183 FT THEREOF & EXC PLAT OF BURGETT SUB ALSO W 890 FT OF GOV'T LOT 4 EXC SD PLAT & EXC BEG 1782 FT N & S 86 DEG 09' 20" E 515.2 FT FR SW COR SEC 11 S 56 DEG 39' 20" E 200 FT N 55 DEG 08' 45" E 134.63 FT N 56 DEG 39' 20" W 250 FT S 33 DEG 20' 40" W 125 FT TO BEG & EXC BEG 810.13 FT N 0 DEG 50' E OF SW COR OF GOV'T LOT 4 TH N 0 DEG 50' E 278.17 FT S 46 DEG 26' E 237.31 FT, S 36 DEG 27' 20" W TO A PT WHICH LIES S 53 DEG 40' 40" E OF POB, TH N 53 DEG 40' 40" W TO POB & EXC COM AT SW COR OF GOV'T LOT 4 N 0 DEG 50' E 356 FT, S 88 DEG 14' 25" E 33 FT TO POB, TH N 0 DEG 50' E 305.03 FT TH N 89 DEG 10' W 23 FT, TH N 0 DEG 50' E 99.95 FT, N 60 DEG 15' 18" E 26.95 FT, S 53 DEG 40' 40" E 24.36 FT, N 36 DEG 46' 59" E 207.20 FT, S 50 DEG 0' 40" E 308.68 FT, S 50 DEG 11' 30" E 164.8 FT, S 53 DEG 44' 20" E 81.61 FT, S 33 DEG 20' 40" W 175.08 FT, S 0 DEG 41' 24" W 221.62 FT, N 88 DEG 14' 25" W 482.17 FT, N 0 DEG 50' E 135 FT TO POB & EXC PCL RECORDED IN BOOK OF SURVEYS S-2 PG 438. 31.12A

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	74.00	120.00	1.0000	0.8363	1300	100		80,450
			30.92 Acres		0	100		0
74 Actual Front Feet, 31.12 Total Acres					Total Est. Land Value =			80,450

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	10.25	1800	50	9,225
Total Estimated Land Improvements True Cash Value =				9,225

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

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

Plumbing

Average Fixture(s)	1	2,094	2,073

Garages

Class: BC Exterior: Pole (Finished)

Storage Over Garage	1080	18,706	18,519
Door Opener	3	1,976	1,956
Base Cost	2400	95,616	94,660

Water/Sewer

Public Sewer	1	1,877	1,858
Water Well, 200 Feet	1	11,938	11,819

Totals: 132,207 130,885

Notes: 2025 W/ 1BDRM, 1BA, KITCHEN & STORAGE ON 2ND FLOOR

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 160,989

2026 Est. T.C.V. 009-011-001-00 = 250,664

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
93,200	93,200	93,200	72,596	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
41,000	-8,900	41,000	1,960	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
125,300	125,300	125,300	115,556	115,556	0

009-011-001-80	2026 Est. T.C.V.	KING DAVID W & FRANCES E
Property Class: 401		1685 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W BEG N 0 DEG 50'E 1541 FT & S 88 DEG 14' 25" E 33 FT FROM SW
COR SEC 11 TH N 0 DEG 50' E 33 FT, S 88 DEG 14' 25" E 351.77 FT, N 12 DEG 17'
49" E 228.98 FT, N 29 DEG 28' 04" E 192.19 FT, S 50 DEG 11'30"E 18.61 FT S 53 DEG
44'20"E 81.61 FT, S33 DEG 20'40"W 175.08 FT, S 0 DEG 41'42"E 221.62 FT, N 88 DEG
14'25"W 482.17 FT TO POB. 1.25A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	100.22	175.08	0.8673	0.7700	5000	100		334,623
BACK 50' @ 500	50.00	781.47	0.7596	1.9862	500	100		37,717
150 Actual Front Feet, 1.30 Total Acres								Total Est. Land Value = 372,339

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	2200	0	0
D/W/P: 4in Ren. Conc.	8.17	160	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 10 Blt 1996

(11) Heating System: Forced Heat & Cool
Ground Area = 1703 SF Floor Area = 2825 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	928		
1.25 Story	Siding	Basement	775		
			Total:	388,594	291,427

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358
2 Fixture Bath	1	2,996	2,247

Porches

WPP	505	8,969	6,727
WCP (1 Story)	208	8,692	6,519
WCP (1 Story)	128	6,143	4,607
CPP	100	2,121	1,591

Balcony

Wood Balcony	71	3,101	2,326

Garages

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

Base Cost	644	25,863	19,397
Common Wall: 2 Wall	1	-5,177	-3,883
Door Opener	1	527	395

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

Base Cost	1563	54,439	40,829

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 100 Feet	1	5,734	4,300

Built-Ins

Appliance Allow.	1	2,713	2,035

Parcel Number: 009-011-001-80

Page: 2

Local Cost Items

SANITARY SEWER

1

0

0

*86% Good

Totals: 512,080 384,040

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 652,868

2026 Est. T.C.V. 009-011-001-80 = 1,029,957

Est. TCV/Total Floor Area = 364.59, Most recent sale 07/23/2010 for 335,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
481,800	481,800	481,800	292,318	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	33,200	0	7,892	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
515,000	515,000	515,000	300,210	300,210	300,210	

009-011-001-85	2026 Est. T.C.V.	ARDELEAN GEROGE W & BETTY JANE
Property Class: 401		1679 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N T8W BEG N 0 DEG 50'E 1574 FT & S 88 DEG 14' 25"E 33 FT & FROM SW
COR SEC 11 TH N 0 DEG 50'E 33 FT, S 88 DEG 14'25"E 209.09 FT, N 26 DEG 30'54"E
466.94 FT, S 50 DEG11'30"E 100.21 FT, S 29 DEG 28'04"W 192.19 FT, S 12 DEG
17'49"W 228.98 FT, N 88 DEG 14'25"W 351.77 FT TO POB. 1.28A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	100.21	440.77	0.9045	0.8844	5000	100		400,798
BACK 50' @ 500	33.00	351.71	0.7827	1.5020	500	100		19,399
133 Actual Front Feet, 1.28 Total Acres								Total Est. Land Value = 420,196

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	784	0	0
D/W/P: 4in Concrete	6.96	1000	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2130 SF Floor Area = 2130 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,130		
Total:				291,502	204,036

Other Additions/Adjustments

Exterior

Brick Veneer	448	7,419	5,193
Basement, Outside Entrance, Below Grade	1	2,727	1,909

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Deck

Treated Wood	330	5,544	3,881

Garages

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

Base Cost	576	23,910	16,737
Common Wall: 1 Wall	1	-2,589	-1,812

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Interior 1 Story	1	5,235	3,664

Local Cost Items

SANITARY SEWER	1	0	0	*86% Good

Totals:	349,560	244,676

Parcel Number: 009-011-001-85

Page: 2

Notes: PARTIAL BICK SIDING

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 415,949

2026 Est. T.C.V. 009-011-001-85 = 838,520

Est. TCV/Total Floor Area = 393.67, Most recent sale 06/01/1995 for 98,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
397,000	397,000	397,000	219,347	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	22,300	0	0	5,922	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
419,300	419,300	419,300	225,269	225,269	0	

009-011-001-90	2026 Est. T.C.V.	DAVENPORT EDWIN K & CHRISTINE M
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 11 T22N R8W PART OF PCL A OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-3 P482. ALSO DESCRIBED AS PCL A OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-119 DESC AS: BEG AT SW COR OF SEC 11 TH N 0 DEG 50'E 1541 FT, S 88 DEG 14'25"E 33 FT, N 0 DEG 50'221.62 FT, S 88 DEG 14'25"E 65 FT, N 26 DEG 30'55"E 173.09 FT TO POB, TH N 26 DEG 30'55"E 107.04 FT, N 28 DEG 22'34"E 160.65 FT, S 47 DEG 17'04"E 20 FT, S 28 DEG 22'34"W 252.27 FT, S 85 DEG 09'06"W 19.01 FT TO POB. .11A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	20.00	260.00	1.0000	1.0962	1300	100		28,501
20 Actual Front Feet,	0.12	Total Acres			Total Est.		Land Value =	28,501

2026 Est. T.C.V. 009-011-001-90	=	28,501

Est. TCV/Total Floor Area = 13.38, Most recent sale 06/10/2004 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
16,400	16,400	16,400	13,098	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,100	0	353	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
14,300	14,300	14,300	13,451	13,451	13,451

009-011-001-91	2026 Est. T.C.V.	DAVENPORT EDWIN K & CHRISTINE M
Property Class: 401		1669 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 11 T22N R8W (0*1998) PART OF PCL B OF THE SURVEY RECORDED IN BOOK OF SURVEYS
 S-6 P-119 DESC AS: BEG AT SW COR OF SEC 11 TH N 0 DEG 50'E 1541 FT, S 88 DEG
 14'25"E 33 FT, N 0 DEG 50'E 143.81 FT TO POB, TH N 0 DEG 50'E 77.81 FT, S 88 DEG
 14'25"E 65 FT, N 26 DEG 30'55"E 173.09 FT, N 85 DEG 09'06"E 19.01 FT, N 28 DEG
 22'34"E 252.27 FT, S 47 DEG 17'04"E 90.22 FT, S 26 DEG 30'54" W 444.4 FT, N 88
 DEG 14'25"W 150.17 FT TO POB. 1.2A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	90.00	252.27	0.8343	0.8134	5000	100		305,356
BACK 50' @ 500	77.81	394.12	0.7388	1.5631	500	100	SURPLUS	44,929
168 Actual Front Feet, 1.23 Total Acres								Total Est. Land Value = 350,285

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.58	564	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls BC Blt 1999

(11) Heating System: Forced Heat & Cool
 Ground Area = 1962 SF Floor Area = 3434 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding/Brick	Basement	1,962		
			Total:	532,546	399,408

Other Additions/Adjustments

Recreation Room	1962	52,601	39,451
Basement, Outside Entrance, Above Grade	2	5,050	3,787

Plumbing

Average Fixture(s)	1	2,094	1,570
3 Fixture Bath	2	13,171	9,878
2 Fixture Bath	1	4,412	3,309

Porches

CCP (1 Story)	112	4,215	3,161
WGEF (1 Story)	192	19,283	14,462

Garages

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

Base Cost	992	54,540	40,905
Common Wall: 1 Wall	1	-3,005	-2,254
Door Opener	3	1,976	1,482

Water/Sewer

Public Sewer	1	1,877	1,408
Water Well, 100 Feet	1	6,387	4,790

Built-Ins

Appliance Allow.	1	3,899	2,924

Fireplaces

Interior 2 Story	1	8,330	6,247
2nd on Same Stack	1	5,301	3,976

Parcel Number: 009-011-001-91

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Deck

Composite	564	9,080	6,810
Composite	48	1,839	1,379

Local Cost Items

SANITARY SEWER	1	0	0	*89% Good

Totals: 723,596 542,693

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 922,578

2026 Est. T.C.V. 009-011-001-91

= 1,277,613

Est. TCV/Total Floor Area = 372.05

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
591,300	591,300	591,300	320,318	2.70		
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	47,500	0	0	8,648	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
638,800	638,800	638,800	328,966	328,966	328,966	

009-011-001-93	2026 Est. T.C.V.	DAVENPORT EDWIN K & CHRISTINE M
Property Class: 401		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 11 T22N R8W (0*1998) PART OF PCL B OF THE SURVEY RECORDED IN BOOK OF SURVEYS
 S-6 P-119 DESC AS: BEG AT SW COR SEC 11 TH N 0 DEG 50'E 1541 FT, S 88 DEG
 14'25"E 33 FT, N 0 DEG 50'E 66 FT TO POB, TH N 0 DEG 50'E 77.81 FT, S 88 DEG
 14'25"E 150.17 FT, N 26 DEG 30'54"E 444.4 FT, S 47 DEG 17'04"E 44.24 FT, S 50 DEG
 11'30"E 45.98 FT, S 26 DEG 30'54"W 466.94 FT, N 88 DEG 14'25"W 209.09 FT TO POB.
 1.23A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	90.22	444.40	0.8884	0.8855	5000	100		354,859
BACK 50' @ 500	50.00	243.94	0.7728	1.3215	500	100		25,529
140 Actual Front Feet, 1.20 Total Acres								
Total Est. Land Value =								380,388

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.26	778	50	879
D/W/P: 4in Ren. Conc.	8.17	1518	50	6,201
Total Estimated Land Improvements True Cash Value =				7,080

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2022

(11) Heating System: Wall/Floor Furnace
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

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

Plumbing

3 Fixture Bath	1	-4,478	-4,344

Garages

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

Door Opener	2	1,054	1,022
Base Cost	3200	141,632	137,383

Totals:	138,208	134,061

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.300 => TCV: 174,279

2026 Est. T.C.V. 009-011-001-93 = 561,747

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
301,400	301,400	301,400	172,774	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-20,500	0	0	4,664	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
280,900	280,900	280,900	177,438	177,438	177,438	

009-011-001-94	2026 Est. T.C.V.	JANET MARK & SHEREE
Property Class: 401		1717 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 11 T22N R8W (0*1998) BEG S 88 DEG 14'25"E 33 FT & N 0 DEG 50'E 1762.62 FT
FROM SW COR SEC 11, TH N 0 DEG 50'E 68.35 FT, N 40 DEG 44'27"E 165.02 FT, S 64
DEG 35'35"E 48.11 FT, S 26 DEG 30'55"W 195.27 FT, N 88 DEG 14' 25"W 65 FT TO
POB. .34A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	68.00	217.80	1.3096	0.8590	110	100		8,415
68 Actual Front Feet, 0.34 Total Acres								Total Est. Land Value = 8,415

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	26.13	138	94	3,390
Total Estimated Land Improvements True Cash Value =				3,390

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1629 SF Floor Area = 1629 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,095		
1 Story	Siding	Crawl Space	534		
Total:				206,012	144,208

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,366	956		
Porches					
WPP	420	7,182	5,027		
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost	839	20,237	14,166		
Water/Sewer					
Public Sewer	1	1,407	985		
Water Well, 100 Feet	1	5,507	3,855		
Built-Ins					
Appliance Allow.	1	2,605	1,823		
Local Cost Items					
SANITARY SEWER	1	0	0	*86% Good	
Totals:				244,316	171,020

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 210,355

Cost Est. for Res. Bldg: 2 Single Family 1S Cls D-10 Blt 0

(11) Heating System: No Heating/Cooling
Ground Area = 383 SF Floor Area = 383 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=50/100/100/100/50

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	383		

Parcel Number: 009-011-001-94

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	Total:	42,976	21,486
Other Additions/Adjustments			
Plumbing			
3 Fixture Bath	1	-3,128	-1,564
	Totals:	39,848	19,922
Notes: FORMERLY 1 ROOM LOG CABIN			
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:			24,504

2026 Est. T.C.V. 009-011-001-94 = 246,664
 Est. TCV/Total Floor Area = 122.60, Most recent sale 10/28/2010 for 34,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
108,300	108,300	108,300	63,178	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,000	0	1,705	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
123,300	123,300	123,300	64,883	64,883	64,883

009-011-001-95	2026 Est. T.C.V.	GAFFNEY SUZANNE
Property Class: 401		1675 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 11 T22N R8W (1*1998) BEG S 88 DEG 14'25"E 33 FT & N 0 DEG 50'E 1830.97 FT
FROM SW COR OF SEC 11 TH N 0 DEG 50'E 150.07 FT, N 48 DEG 19'17"E 89.68 FT, S 48
DEG 58'52"E 44.22 FT, S 63 DEG 23'25"E 29.85 FT, S 26 DEG 59'17"W 47.43 FT, S 40
DEG 44'27"W 165.02 FT TO POB. .31A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	70.00	192.91	1.3001	0.8333	110	100		8,343
70 Actual Front Feet, 0.31 Total Acres							Total Est. Land Value =	8,343

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.05	302	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D 10 Blt 2015

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2339 SF Floor Area = 2339 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,339		
			Total:	250,801	213,155

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	840
3 Fixture Bath	2	6,256	5,318

Porches

CCP (1 Story)	82	2,090	1,776

Garages

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

Base Cost	806	29,419	25,006
Common Wall: 2 Wall	1	-4,453	-3,785

Water/Sewer

Public Sewer	1	1,152	979
Water Well, 200 Feet	1	9,344	7,942

Built-Ins

Appliance Allow.	1	1,607	1,366

Totals: 297,204 252,597

Notes: ADAPTIVE HOME SIZE IS ATYPICAL TO RURAL HOME MEDIAN SQUARE FEET

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 310,694

2026 Est. T.C.V. 009-011-001-95 = 319,987

Est. TCV/Total Floor Area = 136.81, Most recent sale 12/01/1996 for 55,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
136,600	136,600	136,600	96,017	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	23,400	0	0	2,592	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
160,000	160,000	160,000	98,609	98,609	98,609	

009-011-001-96	2026 Est. T.C.V.	DAVENPORT EDWIN K & CHRISTINE M
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 11 T22N R8W (0*1998) PART OF PCL A OF THE SURVEY RECORDED IN BOOK OF SURVEYS
 S-6 P-119 DESC AS: BEG S 88 DEG 14'25"E 33 FT, N 0 DEG 50'E1981.04 FT & N 48
 DEG 19'17"E 89.68 FT FROM SW COR SEC 11 TH N 48 DEG 58'52"W 60.31 FT, N 36 DEG
 53'45"E 206.95 FT, S 53 DEG 06'15"E 85 FT, S 34 DEG 18'27"W 163.93 FT, S 23 DEG
 44'12"W 52.07 FT, N 48 DEG 58'52"W 44.22 FT TO POB. .41A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	207.00	0.9123	1.2900	4800	100	EASEMENT	282,436
BACK 50' @ 500	15.00	207.00	0.9365	1.2477	500	100		8,764
65 Actual Front Feet, 0.31 Total Acres								Total Est. Land Value = 291,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	1	95	9,500
Total Estimated Land Improvements True Cash Value =				9,500

2026 Est. T.C.V. 009-011-001-96 = 300,700

Est. TCV/Total Floor Area = 128.56, Most recent sale 11/01/2002 for 190,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
156,200	156,200	156,200	66,676	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-5,800	0	0	1,800	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
150,400	150,400	150,400	68,476	68,476	68,476	

009-011-001-97	2026 Est. T.C.V.	DAVENPORT EDWIN K & CHRISTINE M
Property Class: 401		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 11 T22N R8W (0*1998) PART OF PCL A OF THE SURVEY RECORDED IN BOOK OF
 SURVEYS 5-6 P-119 DESC AS: BEG 88 DEG 14'25" E 33 FT & N 0 DEG 50'E1981.04 FT
 FROM SW COR SEC 11, TH N 89 DEG 10'W 23 FT, N 0 DEG 50'E 99.95 FT, N 60 DEG
 15'18"E 26.95 FT, S 53 DEG 40'40"E 24.36 FT, S 48 DEG 58'52"E 60.31 FT, S48 DEG
 19'17"W 89.68 FT TO POB. .14A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	100.00	55.00	1.1892	0.6089	110	100		7,966
100 Actual Front Feet,	0.13	Total Acres			Total Est.		Land Value =	7,966

2026 Est. T.C.V. 009-011-001-97	=	7,966

Est. TCV/Total Floor Area = 3.41

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
3,300	3,300	3,300	2,934	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	700	0	0	79	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	3,013	3,013	3,013	

009-011-001-98	2026 Est. T.C.V.	DAVENPORT EDWIN K & CHRISTINE TRUST
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 11 T22N R8W PART OF PCL A OF THE SURVEY RECORDED IN BOOK OF SURVEYS 5-6
P-119 DESC AS: BEG N 00 DEG 50'00"E 1541 FT, S 88 DEG 14'25"E 33 FT, N 00 DEG
50'00"E 221.62 FT, S 88 DEG 14'25"E 65 FT, N 26 DEG 30' 55"E 195.27 FT FROM SW
COR SEC 11. TH N 64 DEG 35'35"W 48.11 FT, N 26 DEG 59'17"E 47.43 FT, N 63 DEG
22'59"W 29.85 FT, N23 DEG 44'12"E 52.07 FT, N 34 DEG 18'27" E 163.93 FT, S 53
DEG 06'15"E 15 FT, S 48 DEG 35'43"E 50 FT, S 28 DEG 22'34"W 160.65 FT, S 26 DEG
30'55"W 84.86 FT TO POB. .4A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	65.00	268.06	1.1627	0.8208	5000	100		310,169
65 Actual Front Feet,	0.40	Total Acres			Total Est.		Land Value =	310,169

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	600	0	0
D/W/P: 3.5 Concrete	5.77	238	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	1	95	9,500
Total Estimated Land Improvements			True Cash Value =	9,500

2026 Est. T.C.V. 009-011-001-98 = 319,669

Est. TCV/Total Floor Area = 136.67, Most recent sale 06/12/2006 for 210,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
138,100	138,100	138,100	44,376	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	21,700	0	0	1,198	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
159,800	159,800	159,800	45,574	45,574	45,574

009-011-001-99	2026 Est. T.C.V.	ADLER KELLY M
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W PCL OF LAND RECORDED IN BOOK OF SURVEYS S-2 PG 438. .02A

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

IRR SHAPE/ACCESS POINT

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	1.00	871.20	2.0000	2.1332	4800	100		20,479
1 Actual Front Feet, 0.02 Total Acres							Total Est. Land Value =	20,479

2026 Est. T.C.V. 009-011-001-99

= 20,479

Est. TCV/Total Floor Area = 8.76

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
10,700	10,700	10,700	409	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-500	0	11	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
10,200	10,200	10,200	420	420	420

009-011-002-00	2026 Est. T.C.V.	DJZ PROPERTIES LLC &
Property Class: 401		1661 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 11 T22N R8W BEG N 00 DEG 50'00"E 810.13 FR OF SW COR OF GOV'T LOT 4 TH N 50' E 278.17 FR S 46 DEG 26' E 113.66 FR S 15 DEG 40' 45" W 226.72 FR N 53 DEG 40' 40" W 31.19 FRTD POB. APP .42A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	58.33	252.00	1.2076	0.8132	5000	100		286,435
31 Actual Front Feet, 0.42 Total Acres								Total Est. Land Value = 286,435

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	46.97	338	0	0
D/W/P: 4in Ren. Conc.	8.17	1400	0	0
Wood Frame	32.26	80	71	1,833
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	2	95	4,750
Total Estimated Land Improvements True Cash Value =				6,583

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1977

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 864 SF Floor Area = 1080 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	864		
			Total:	167,456	117,227

Other Additions/Adjustments

Recreation Room	434	8,233	5,763
Basement, Outside Entrance, Below Grade	1	2,727	1,909

Plumbing

Average Fixture(s)	1	1,422	995
2 Fixture Bath	1	2,996	2,097

Porches

WPP	590	10,449	7,314
WPP	150	4,091	2,864

Garages

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

Base Cost	520	22,329	15,630
Storage Over Garage	350	4,634	3,244
Door Opener	1	527	369

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Exterior 2 Story	1	7,869	5,508
Wood Stove	1	2,503	1,752

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Parcel Number: 009-011-002-00

Page: 2

 Totals: 245,148 171,610

Notes:

 ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 291,737

2026 Est. T.C.V. 009-011-002-00 = 584,755

Est. TCV/Total Floor Area = 541.44, Most recent sale 01/28/2005 for 319,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
253,100	253,100	253,100	145,096	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	39,300	0	0	3,917	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
292,400	292,400	292,400	149,013	149,013	0	

009-011-003-00	2026 Est. T.C.V.	STEBNER MARK & BEVERLY
Property Class: 401		1665 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W BEG 810.13 FT N 50' E & 31.18 FT S 53 DEG 40' 40" E OF SW COR
OF GOV'T LOT 4 TH N 15 DEG 40' 45" E 226.72 FT S 46 DEG 26' E 123.65 FT S 36 DEG
27' 20" W TO A PT WHICH LIES S 53 DEG 40' 40" E OF POB N 53 DEG 40' 40" W TO
POB. .64 A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	69.22	213.12	1.1374	0.7930	5000	100		312,176
42 Actual Front Feet, 0.41 Total Acres								Total Est. Land Value = 312,176

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	880	71	4,111
Total Estimated Land Improvements True Cash Value =				4,111

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1312 SF Floor Area = 1312 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,312		
			Total:	191,868	115,117

Other Additions/Adjustments

Recreation Room	600	11,382	5,691
Basement, Outside Entrance, Below Grade	1	2,727	1,636

Plumbing

Average Fixture(s)	1	1,422	853
2 Fixture Bath	1	2,996	1,798

Porches

CCP (1 Story)	288	7,488	4,493

Deck

Treated Wood	400	6,284	3,770

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	572	21,376	12,826
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Basement Garage: 1 Car	1	2,778	1,667

Water/Sewer

Public Sewer	1	1,465	879
Water Well, 100 Feet	1	5,734	3,440

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Interior 1 Story	1	5,235	3,141

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	263,468	156,939

Notes:

Parcel Number: 009-011-003-00

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ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 266,796

2026 Est. T.C.V. 009-011-003-00	=	583,083
Est. TCV/Total Floor Area = 444.42, Most recent sale 12/26/2007 for 0		
2025 Assessed	MBOR	S.E.V.
259,100	259,100	259,100
		163,435
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	32,400	0
		4,412
2026 Assessed	MBOR	S.E.V.
291,500	291,500	291,500
		167,847
		167,847
		167,847

009-011-004-00	2026 Est. T.C.V.	SNYDER JEREMY
Property Class: 401		7880 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W BEG AT A PT 890 FT; E OF SW COR OF SEC 11 TH N 183 FT; W 152 FT; TH S 183 FT, E 152 FT TO BEG. .6386 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	152.00	183.00	1.0710	0.8224	110	100		14,728
152 Actual Front Feet, 0.64 Total Acres								
Total Est. Land Value =								14,728

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.60	672	0	0
Wood Frame	19.38	216	50	2,093

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				3,993

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

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

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

Water/Sewer

1000 Gal Septic	1	4,109	2,465
Water Well, 100 Feet	1	5,150	3,090

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	720	19,598	11,759
Totals:		28,857	17,314

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 21,296

2026 Est. T.C.V. 009-011-004-00		=	40,017
Est. TCV/Total Floor Area = 0.00, Most recent sale 07/29/2022 for 38,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
62,200	62,200	62,200	56,189
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	9,900	52,100	0
2026 Assessed	MBOR	S.E.V.	Capped
20,000	20,000	20,000	9,370
		->Taxable<-	PRE/MBT
		9,370	0

009-011-005-00	2026 Est. T.C.V.	ZWOLAK EUGENE J & KATHRYN P
Property Class: 401		1723 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W PT OF W 890 FT GOV'T LOT 4 & W 890 FT OF SW 1/4 OF SW 1/4 COMM
 AT SW COR OF SEC N 00 DEG 50' E 1782 FT S 86 DEG 09' 20" E 515.2 FT TO POB TH S
 56 DEG 39' 20" E 150 FT N 33 DEG 20' 40" E 125 FT N56 DEG 39' 20" W 150 FT S 33
 DEG 20' 40" W 125 FT TO POB. .4304 A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	100.00	125.00	0.8677	0.7320	5000	100		317,596
BACK 50' @ 500	50.00	125.00	0.7598	1.0458	500	100		19,865
150 Actual Front Feet, 0.43 Total Acres							Total Est. Land Value =	337,461

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	45.11	384	0	0
D/W/P: 3.5 Concrete	6.31	1690	0	0
D/W/P: Patio Blocks	14.97	973	0	0
Wood Frame	26.85	120	50	1,611

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	5	97	4,850
Total Estimated Land Improvements True Cash Value =				6,461

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1961

(11) Heating System: Forced Heat & Cool
 Ground Area = 2468 SF Floor Area = 2468 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	2,468		
			Total:	333,363	216,663

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,366	888

Porches

CGEP (1 Story)	218	13,440	8,736
CGEP (1 Story)	32	3,753	2,439

Deck

Treated Wood	76	2,029	1,319

Garages

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

Base Cost	624	21,821	14,184

Water/Sewer

Public Sewer	1	1,407	915
Water Well, 100 Feet	1	5,507	3,580

Built-Ins

Appliance Allow.	1	2,605	1,693

Fireplaces

Exterior 1 Story	1	6,134	3,987

Local Cost Items

SANITARY SEWER	1	0	0	*90% Good

Totals:	391,425	254,404

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 432,487

2026 Est. T.C.V. 009-011-005-00	=	776,409
Est. TCV/Total Floor Area = 314.59		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
370,000 370,000 370,000	195,040	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 18,200 0	0	5,266 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
388,200 388,200 388,200	200,306	200,306 200,306

009-011-006-00	2026 Est. T.C.V.	ROLKA STEVEN R
Property Class: 401		1729 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W PT OF W 890 FT GOV'T LOT 4 & W 890 FT OF SW 1/4 OF SW 1/4 COMM
 AT SW COR SEC N 00 DEG 50' E 1782 FT S 86 DEG 09' 20" E 515.2 FT S 56 DEG 39'
 20" E 150 FTT0 POB TH S 56 DEG 39' 20" E 50 FT N 55 DEG 08' 45" E 134.63 FT N 56
 DEG 39' 20" W 100 FT S 33 DEG 20' 40" W 125 FT TO POB. .2167 A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	66.67	126.00	1.1525	0.7329	5000	100		281,557
50 Actual Front Feet, 0.22 Total Acres								Total Est. Land Value = 281,557

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	533	50	1,855
Metal Prefab/Conc.	30.08	54	50	812
Total Estimated Land Improvements True Cash Value =				2,667

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

(11) Heating System: Forced Heat & Cool
 Ground Area = 840 SF Floor Area = 840 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	840		
Total:				140,784	84,471

Other Additions/Adjustments

Recreation Room	400	7,588	3,794
Basement, Outside Entrance, Below Grade	1	2,727	1,636

Plumbing

Average Fixture(s)	1	1,422	853
2 Fixture Bath	1	2,996	1,798

Porches

WPP	288	5,363	3,218

Deck

Treated Wood	45	1,627	976
Treated Wood	22	985	591

Garages

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

Base Cost	576	23,910	14,346
Door Opener	1	527	316

Water/Sewer

Public Sewer	1	1,465	879
Water Well, 100 Feet	1	5,734	3,440

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Exterior 1 Story	1	6,387	3,832

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 204,228 121,778

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 207,023

2026 Est. T.C.V. 009-011-006-00	=	491,247
Est. TCV/Total Floor Area = 584.82		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
217,000 217,000 217,000	102,552	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 28,600 0	0	2,768 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
245,600 245,600 245,600	105,320	105,320 0

009-011-007-00	2026 Est. T.C.V.	GRANADOS JESUS PONCE
Property Class: 401		7640 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W BEG AT A PT 165 FT W & 76 FT N OF S 1/4 STAKE, TH S 80 DEG 30' W 720 FT; TO SEC, LINE, TH W ALONG SEC LINE 866 FT; TH N 1,805 FT; TH S 74 DEG 00' E 418 FT; TH S 66 DEG 00' E 1,417 FT; TH S 1057 FT TO POB, EXC FOLLOWING DESC OF SILVER BIRCH BLUFF, BEG AT A PT 598 FT N& 165 FT W OF SE COR OF LOT 3, TH NW'LY N 72 DEG 41'W 820 FT, TH N 58 DEG 0'W 313 FT, N 66 DEG 41'W 570 FT, TH N 01 DEG 40'E 540 FT TO S BANK OF LAKE MISS. TH IN SE'LY DIR, S 70 DEG E 566 FT, S 58DEG E 473 FT, S 72 DEG 40' E 779 FT, S 1 DEG 40'W 537 FT TO POB, ALL BEING PART OF LOT 3, SW1/4 OF SW1/4 & LOT 4, SECS 11-22-8, ALSO FORMER RR R/W LYING ACROSSGOV'T LOT 3 EXC S 33 FT OF E 830 FT TH0F29.4907A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$5000	29.49 Acres		5000	100		147,450
			29.49 Total Acres				Total Est. Land Value =	147,450

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.37	225	50	2,741

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
				Total Estimated Land Improvements True Cash Value = 5,116

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1232 SF Floor Area = 1778 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Slab	728		
1 Story	Siding	Slab	504		
			Total:	223,148	156,209

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 100 Feet	1	5,734	4,014

Porches

CGEP (1 Story)	240	14,981	10,487
CCP (1 Story)	132	3,815	2,670

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Interior 1 Story	1	5,235	3,664

Deck

w/Roof (Roof portion)	1104	16,428	11,500

Garages

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

Base Cost	1392	54,455	38,118

Totals:	332,620	232,838

Notes:

Parcel Number: 009-011-007-00

Page: 2

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 286,391

2026 Est. T.C.V. 009-011-007-00	=	438,957
Est. TCV/Total Floor Area = 246.88, Most recent sale 08/31/2005 for 225,000		
2025 Assessed	MBOR	S.E.V.
179,600	179,600	179,600
		98,200
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	39,900	0
		2,651
2026 Assessed	MBOR	S.E.V.
219,500	219,500	219,500
		100,851
		100,851

009-011-007-98	2026 Est. T.C.V.	SNYDER JEREMY
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W BEG S 88 DEG 14'24" E 890.12 FT FROM SW COR SEC 11 TH N 0 DEG 50'0" E 183 FT, S 88 DEG 14'24" E 30.55 FT, S 0 DEG 40'0" W 183.01 FT, N 88 DEG 14'24" W 31.07 FT TO POB. .1294A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	30.55	183.00	1.5996	0.8224	110	100		4,421
31 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	4,421

2026 Est. T.C.V. 009-011-007-98		=	4,421
Est. TCV/Total Floor Area = 2.49, Most recent sale 07/29/2022 for 38,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
1,800	1,800	1,800	1,515
			2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	400	0	40
2026 Assessed	MBOR	S.E.V.	Capped
2,200	2,200	2,200	1,555
			1,555
			PRE/MBT
			0

009-011-008-00	2026 Est. T.C.V.	DICK JAY M & JULIE K JT LIV TRUST
Property Class: 401		7346 W JENNINGS RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

2011-02509 COMMENCING AT THE S 1/4 CORNER OF SECTION 11, T22N,R8W., THENCE S89DEG.05'37"E 201.32 FEET ALONG THE SOUTH LINE OF SAID SEC 11 TO THE POINT OF BEGINNING; THENCE N00DEG.32'S3"E 99.97 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE FOR RAILROAD ST., FROM THE RECORDED PLAT OF MISSAUKEE PARK; THENCE N84DEG.27'29"E 297.82 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE; THENCE S00DEG.32 '53"W 133.41 FEET TO A POINT ON THE SOUTH SECTION LINE; THENCE N89DEG.05'37"W 296.14 FEET ALONG SAID SOUTH SECTION 11 LINE TO THE POINT OF BEGINNING. (BEING A PART OF GOVERNMENT LOT 2, SECTION 1 I, T22N,R8W.) .79 A M/L

04 SPLIT TO 011-008-25, 008-50, 008-75 FOR 05

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	296.14	116.69	0.9065	0.7349	250	100		49,325
296 Actual Front Feet, 0.79 Total Acres							Total Est. Land Value =	49,325

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

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84

Building Areas

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

Plumbing

3 Fixture Bath	1	-4,478	-3,762

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	2	1,054	885
Base Cost	1213	28,687	24,097

Totals:	25,263	21,220

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 26,101

2026 Est. T.C.V. 009-011-008-00 = 75,426

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/11/2011 for 35,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
31,400	31,400	31,400	23,977	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	6,300	0	0	647	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,700	37,700	37,700	24,624	24,624	0	

009-011-008-25 2026 Est. T.C.V. PALLAY DAVID & SHARON
 Property Class: 401 W JENNINGS RD
 Map #: LAKE TOWNSHIP ,

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 11, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 11; THENCE SOUTH 89'05'37" EAST 497.46 FEET ALONG THE SOUTH LINE OF SAID SECTION 11 TO THE POINT OF BEGINNING; THENCE NORTH 00'32'53" EAST 133.41 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE FOR RAILROAD STREET FROM THE RECORDED PLAT OF MISSAUKEE PARK; THENCE NORTH 84'27'29" EAST 117.58 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 00'32'53" WEST 146.62 FEET TO A POINT ON SAID SOUTH SECTION LINE; THENCE NORTH 89'05'37" WEST 116.92 FEET ALONG SAID SOUTH SECTION LINE TO THE POINT OF BEGINNING. CONTAINING 0.38 ACRES, MORE OR LESS, AND SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

(3*2016) SPLIT ON 12/31/2015 INTO 009-011-008-33; FORMELRY DESCRIBED AS SEC 11 T22N R8W (0*2004)
 W 729.97 FT OF GOV'T LOT 2 LYING S OF N LINE OF FORMER RR R/W EXC W 496.14 FT THEREOF. .79 A M/L

Split/Comb. on 01/10/2016 completed 01/10/2016 TIM ;
 Parent Parcel(s): 009-011-008-25;
 Child Parcel(s): 009-011-008-02;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	116.92	141.57	1.1436	0.7713	250	100		25,784
117 Actual Front Feet, 0.38 Total Acres							Total Est. Land Value =	25,784

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	96	0	0

Residential Local Cost Land Improvements

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

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

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

Building Areas

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

Plumbing

3 Fixture Bath	1	-4,478	-3,806

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	816	20,637	17,541
Door Opener	1	527	448

Totals:	16,686	14,183

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 17,445

2026 Est. T.C.V. 009-011-008-25 = 44,179

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/25/2014 for 25,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
18,800	18,800	18,800	12,527	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,300	0	0	338	0	

Parcel Number: 009-011-008-25

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	22,100	22,100	22,100	12,865	12,865	0

009-011-008-33 2026 Est. T.C.V. PEJAKOVICH JOSEPH W & LINDA D
 Property Class: 401 W JENNINGS RD
 Map #: LAKE TOWNSHIP ,

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 11, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 11; THENCE SOUTH 89'05'37" EAST 614.38 FEET ALONG THE SOUTH LINE OF SAID SECTION 11 TO THE POINT OF BEGINNING; THENCE NORTH 00'32'53" EAST 146.62 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE FOR RAILROAD STREET FROM THE RECORDED PLAT OF MISSAUKEE PARK; THENCE NORTH 84'27'29" EAST 117.58 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 00'32'53" WEST 159.82 FEET TO A POINT ON SAID SOUTH SECTION LINE; THENCE NORTH 89'05'37" WEST 116.91 FEET ALONG SAID SOUTH SECTION LINE TO THE POINT OF BEGINNING. CONTAINING 0.41 ACRES, MORE OR LESS, AND SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
 (0*2016) SPLIT ON 12/31/2015 FROM 009-011-008-25;

Split/Comb. on 01/10/2016 completed 01/10/2016 TIM ;
 Parent Parcel(s): 009-011-008-25;
 Child Parcel(s): 009-011-008-02;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	116.91	152.76	1.1437	0.7861	250	100		26,277
117 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	26,277

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	120	50	490
Total Estimated Land Improvements True Cash Value =				490

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2016

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost

Other Additions/Adjustments

Plumbing

3 Fixture Bath	1	-4,478	-4,120

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	1	527	485
Base Cost	1200	28,380	26,110

Totals:	24,429	22,475

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 27,644

2026 Est. T.C.V. 009-011-008-33 = 54,411

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
23,100	23,100	23,100	12,370	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,100	0	0	333	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,200	27,200	27,200	12,703	12,703	0	

009-011-008-50	2026 Est. T.C.V.	ANDERSEN CHRISTIAN J TRUST
Property Class: 401		7330 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 11 T22N R8W (0*2004)

2010-05234 COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 11, T22N, R8W; THENCE S89DEG05'37"E 731.29 FEET ALONG THE SOUTH LINE OF SAID SECTION 11 TO THE POINT OF BEGINNING; THENCE N00DEG32'53"E 159.82 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE FOR RAILROAD STREET FROM THE RECORDED PLAT OF MISSAUKEE PARK; THENCE N84DEG27'29"E 202.31 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE; THENCE S00DEG32'53"W 182.54 FEET TO A POINT ON SAID SOUTH SECTION LINE; THENCE N89DEG05'37"W 201.17 FEET ALONG SAID SOUTH SECTION LINE TO THE POINT OF BEGINNING. OIL, GAS AND MINERAL RIGHTS ARE NOT INCLUDED. . THE GRANTOR GRANTS TO THE GRANTEE THE RIGHT TO MAKE 0 DIVISIONS UNDER SECTION 108 OF THE LAND DIVISION ACT. ACT NO 288 OF THE PUBLIC ACTS OF 1967. .79 A M/L

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	201.17	171.18	0.9985	0.8088	250	100		40,618
201 Actual Front Feet, 0.79 Total Acres Total Est. Land Value =								40,618

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	10.25	786	95	7,654
Total Estimated Land Improvements True Cash Value =				7,654

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

(11) Heating System: Forced Heat & Cool

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost

Other Additions/Adjustments

Plumbing

3 Fixture Bath	1	-6,585	-5,926

Garages

Class: BC Exterior: Pole (Finished)

Door Opener	1	659	593
Base Cost	3389	135,018	121,516

Totals:	129,092	116,183

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 142,905

2026 Est. T.C.V. 009-011-008-50 = 191,177

Est. TCV/Total Floor Area = 0.00, Most recent sale 11/29/2010 for 7,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
84,200	84,200	84,200	40,410	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,400	0	0	1,091	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
95,600	95,600	95,600	41,501	41,501	0	

009-011-009-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

JOHNSON LARRY D & SUSAN L
7250 W JENNINGS RD
LAKE CITY, MI 49651

SEC 11 T22N R8W E 200 FT OF GOV'T LOT 2 LYING S OF RR R/W ALSO S 25 FT OF E 100 FT OF FORMER RR R/W ACROSS GOV'T LOT 2. APP.45 A. AND FORMER 011-008-75 DESCRIBED AS SEC 11 T22N R8W (0*2004)2010-02521 COMMENCING AT THE S 1/4 CORNER OF SECTION 11, T22N, R8W., THENCE S89DEG.05'37"E 932.46 FEET ALONG THE SOUTH LINE OF SAID SEC. 11 TO THE POINT OF BEGINNING; THENCE N00DEG.32'53"E 182.54 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE FOR RAILROAD STREET FROM THE RECORDED PLAT OF MISSAUKEE PARK; THENCE N84DEG.27'29"E 149.69 FEET ALONG SAID SOUTHERLY RIGHT OFWAY LINE; THENCE S00DEG.18'56"W 76.77 FEET; THENCE N84DEG.27'29"E 47.24 FEET; THENCE S00DEG. 18'56"W 127.59 FEET TO A POINT ON SAID SOUTH SECTION LINE; THENCE N89DEG.05'37"W 196.67 FEET ALONG SAID SOUTH SECTION LINE TO THE POINT OF BEGINNING. (BEING A PART OFGOVERNMENT LOT 2, SECTION 11, T22N,RSW) THE GRANTOR GRANTS TO THE GRANTEE THE RIGHT TO MAKE 0 DIVISIONS UNDER SECTION 108 OF THE LAND DIVISON ACT, ACT NO. 288 OF P.A. 0 F 1967. .79 A M/L COMBINE WITH 009-011-008-75 6/1/2020 FORMERLY . SEC 11 T22N R8W E 200 FT OF GOV'T LOT 2 LYING S OF RR R/W ALSO S 25 FT OF E 100 FT OF FORMER RR R/W ACROSS GOV'T LOT 2. APP.45 A.

Split/Comb. on 09/23/2020 completed 09/23/2020 TIM ;

Parent Parcel(s): 009-011-008-75;

Child Parcel(s): 009-011-009-00;

COMBINE WITH ADJ 009-011-008-75 6/1/2020

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	378.57	143.02	0.8526	0.7733	110	100		27,454
379 Actual Front Feet, 1.24 Total Acres							Total Est. Land Value =	27,454

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1930

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1184 SF Floor Area = 1184 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Basement	928			
1 Story	Siding	Crawl Space	256			*89% Good
			Total:	143,393	99,286	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	642

Water/Sewer

1000 Gal Septic	1	4,109	2,671
Water Well, 50 Feet	1	3,344	2,174

Garages

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

Base Cost	624	17,491	11,369

Built-Ins

Appliance Allow.	1	1,607	1,045

Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	72	289	130	*45% Good

Totals:	171,221	117,317

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 144,300

Parcel Number: 009-011-009-00

Page: 2

2026 Est. T.C.V. 009-011-009-00 = 171,754
 Est. TCV/Total Floor Area = 145.06, Most recent sale 01/29/1982 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
72,300	72,300	72,300	40,386	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	13,600	0	0	1,090	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
85,900	85,900	85,900	41,476	41,476	41,476

009-011-010-00	2026 Est. T.C.V.	BARNES DANIEL
Property Class: 401		7100 W JENNINGS RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 11 T22N R8W W 125 FT OF E 675 FT OF GOV'T LOT 1 LYING S OF RR R/W. .5398 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	125.00	188.11	1.1247	0.8281	110	100		12,806
125 Actual Front Feet,	0.54	Total Acres			Total Est.	Land Value =		12,806

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	2400	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements	True	Cash Value =		950

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

(11) Heating System: Forced Heat & Cool
 Ground Area = 1392 SF Floor Area = 1392 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,392		
			Total:	191,840	124,696

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 100 Feet	1	5,734	3,727

Porches

CPP	30	879	571

Deck

Treated Wood	120	2,840	1,846

Garages

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

Base Cost	720	27,972	18,182
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	2	1,054	685

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Prefab 1 Story	1	2,542	1,652

Totals: 242,092 157,358

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 193,550

2026 Est. T.C.V. 009-011-010-00 = 207,306

Est. TCV/Total Floor Area = 148.93, Most recent sale 06/03/2021 for 168,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
88,900	88,900	88,900	76,156	2.70

Parcel Number: 009-011-010-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	14,800	0	0	2,056	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	103,700	103,700	103,700	78,212	78,212	78,212

009-011-010-50
 Property Class: 402
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

TACOMA RANDY L & KATHY K
 W JENNINGS RD
 LAKE CITY, MI 49651

. SEC 11 T22N R8W W 125 FT OF 800 FT OF GOV'T LOT 1 LYING S OF RR R/W. .5398A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	125.00	210.00	1.1247	0.8512	110	100		13,164
125 Actual Front Feet,	0.60	Total Acres			Total Est.	Land Value =		13,164

2026 Est. T.C.V. 009-011-010-50 = 13,164

Est. TCV/Total Floor Area = 9.46

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,400	5,400	5,400	2,288	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,200	0	61	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,600	6,600	6,600	2,349	2,349	2,349	

009-011-011-00	2026 Est. T.C.V.	COOPER MARK P
Property Class: 401		7194 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W W 270 FT OF GOV'T LOT 1 LYING S OF N LINE OF FORMER RR/RW EXC THAT PART OF GOV'T LOT 1 COMM AT SE COR OF SEC 11 TH N 89 DEG 05' 37" W 1329.13 FT TH N 0 DEG 18' 56" E ALONG W LINE OF GOV'T LOT 1 201.03 FT TO POB TH N 84 DEG 18' 04" E 93.37 FT TH N 0 DEG 35' 52" E 26.12 FT TH S 84 DEG 25' 02" W 93.48 FT S 0 DEG 18' 56" W 26.29 FT TO POB. APP 1.47 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	270.00	237.00	0.9277	0.8773	110	100		24,174
270 Actual Front Feet,	1.47	Total Acres			Total Est.		Land Value =	24,174

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	2200	0	0
D/W/P: 4in Ren. Conc.	7.33	200	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements				True Cash Value = 2,375

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1216 SF Floor Area = 1216 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,216		
			Total:	145,520	94,588

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770
2 Fixture Bath	1	2,502	1,626

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 100 Feet	1	5,415	3,520

Porches

CCP (1 Story)	112	3,006	1,954
WCP (1 Story)	160	6,554	4,260
WCP (1 Story)	160	6,554	4,260

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	480	16,805	10,923
Class: CD Exterior: Pole (Unfinished)			
Base Cost	480	12,600	8,190
Storage Over Garage	120	1,415	920
Class: CD Exterior: Pole (Unfinished)			
Base Cost	480	12,600	8,190

Built-Ins

Appliance Allow.	1	1,897	1,233

Breezeways

Frame Wall	140	8,232	5,351

Totals:	228,671	148,636

Notes:

Parcel Number: 009-011-011-00

Page: 2

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 182,822

2026 Est. T.C.V. 009-011-011-00 = 209,371
 Est. TCV/Total Floor Area = 172.18, Most recent sale 10/01/1996 for 65,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
90,100	90,100	90,100	58,945	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,600	0	1,591	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
104,700	104,700	104,700	60,536	60,536	60,536

009-011-012-00	2026 Est. T.C.V.	SHAHER MONIE J & LINDA M
Property Class: 401		7150 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W W 125 FT OF E 925 FT OF GOV'T LOT 1 LYING S'LY OF FORMER RR
R/W. .6629A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	125.00	237.00	1.1247	0.8773	110	100		13,568
125 Actual Front Feet,	0.68	Total Acres			Total Est.	Land Value =		13,568

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	2200	50	3,179
Wood Frame	24.12	140	50	1,688
Total Estimated Land Improvements				True Cash Value = 4,867

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1040 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,040		
			Total:	146,715	102,700

Other Additions/Adjustments

Recreation Room	500	9,090	6,363

Plumbing

Average Fixture(s)	1	1,185	829
2 Fixture Bath	1	2,502	1,751

Deck

Treated Wood	128	2,912	2,038
Treated Wood	48	1,628	1,140

Garages

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

Base Cost	484	19,041	13,329
Common Wall: 1 Wall	1	-2,421	-1,695

Water/Sewer

Public Sewer	1	1,300	910
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	1,897	1,328

Local Cost Items

SANITARY SEWER	1	0	0	*99% Good

Totals: 187,193 131,034

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 161,172

2026 Est. T.C.V. 009-011-012-00 = 179,607

Est. TCV/Total Floor Area = 172.70, Most recent sale 04/01/2001 for 65,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
76,400	76,400	76,400	42,130	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,400	0	0	1,137	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

89,800

89,800

89,800

43,267

43,267

43,267

009-011-012-50	2026 Est. T.C.V.	PIANA MARC
Property Class: 401		7178 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W GOV'T LOT 1 LYING S OF RR R/W EXC E 925 FT THOF & EXC W 270 FT THOF. .6671A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	150.00	200.00	1.0746	0.8409	110	100		14,909
150 Actual Front Feet,	0.69	Total Acres			Total Est.	Land Value =		14,909

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.18	1400	50	1,526
D/W/P: 3.5 Concrete	6.16	179	50	551
Total Estimated Land Improvements				True Cash Value = 2,077

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

(11) Heating System: Wall/Floor Furnace

Ground Area = 1120 SF Floor Area = 1120 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	476		
1 Story	Siding	Slab	644		
			Total:	130,058	91,041

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	829

Water/Sewer

1000 Gal Septic	1	4,386	3,070
Water Well, 100 Feet	1	5,415	3,790

Deck

Treated Wood	88	2,252	1,576

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	576	14,314	10,020

Built-Ins

Appliance Allow.	1	1,897	1,328

Totals: 159,507 111,654

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 137,335

2026 Est. T.C.V. 009-011-012-50 = 154,321

Est. TCV/Total Floor Area = 137.79, Most recent sale 10/09/2015 for 74,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
66,100	66,100	66,100	43,511	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	11,100	0	0	1,174	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
77,200	77,200	77,200	44,685	44,685	44,685	

009-011-013-00	2026 Est. T.C.V.	WELCH ALEXANDER & JESSICA
Property Class: 401		7020 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

THE SOUTH 200 FEET OF THE EAST 200 FEET OF GOVERNMENT LOT 1, SITUATED IN AND PART OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 11, TOWN 22 NORTH, RANGE 8 WEST TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN. SAID PARCEL "A" CONTAINING 0.92 ACRES OF LAND, MORE OR LESS. SUBJECT TO: A COUTY ROAD RIGHT-OF-WAY FOR JENNINGS ROAD OVER THE SOUTHERLY 33 FEET THEREOF. ALSO SUBJECT TO: A COUNTY ROAD RIGHT-OF-WAY FOR GREEN ROAD OVER THE EASTERLY 33 FEET THEREOF.

2017 SPLIT PART TO 011-013-50
FORMERLY . SEC 11 T22N R8W E 200 FT OF GOV'T LOT 1 LYING S OF PENN RR R/W. APP 2.04 A.

Split/Comb. on 07/20/2017 completed 07/20/2017 TIM ;
Parent Parcel(s): 009-011-013-00;
Child Parcel(s): 009-011-013-50;

7/20/2018 LAND DIVISION APPROVED BY DALE MOSHER. SPLIT .61A TO 011-013-50

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	200.00	200.00	1.0000	0.8409	250	100		42,045
200 Actual Front Feet, 0.92 Total Acres					Total Est.		Land Value =	42,045

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1939

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1152 SF Floor Area = 1152 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,152		
			Total:	144,707	86,824

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Water/Sewer

1000 Gal Septic	1	4,109	2,465
Water Well, 50 Feet	1	3,344	2,006

Deck

Treated Wood	240	4,301	2,581
Pine w/Roof (Deck Portion)	168	2,715	1,629
Pine w/Roof (Roof portion)	168	2,354	1,412

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	18,657	11,194
Common Wall: 1 Wall	1	-2,227	-1,336
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	672	18,567	11,140

Built-Ins

Appliance Allow.	1	1,607	964

Parcel Number: 009-011-013-00

Page: 2

 Totals: 199,122 119,472

Notes:

 ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 146,951

2026 Est. T.C.V. 009-011-013-00 = 189,946

Est. TCV/Total Floor Area = 164.88, Most recent sale 05/01/2023 for 180,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
80,100	80,100	80,100	48,075	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	14,900	0	0	1,298	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
95,000	95,000	95,000	49,373	49,373	0	

009-011-013-50	2026 Est. T.C.V.	CHISHOLM BRYAN F & MARY JO
Property Class: 401		1952 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

E 200' OF GOV'T LOT1 LYING S OF PENN RR R/W EXC S 200' THEROF SEC11 T22N R8W
 .61A
 SPLIT ON 07/20/2017 FROM 009-011-013-00;
 FORMERLY SEC 11 T22N R8W E 200 FT OF GOV'T LOT 1 LYING S OF PENN RR R/W. APP
 2.04 A.

Split/Comb. on 07/20/2017 completed 07/20/2017 TIM ;
 Parent Parcel(s): 009-011-013-00;
 Child Parcel(s): 009-011-013-50;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	150.00	177.14	1.0746	0.8158	110	100		14,464
150 Actual Front Feet, 0.61 Total Acres							Total Est. Land Value =	14,464

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	586	0	0
D/W/P: 3.5 Concrete	6.58	16	0	0
Wood Frame	27.63	128	25	884
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements				3,384

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2020

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1280 SF Floor Area = 1280 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	562		
1 Story	Siding	Slab	718		
			Total:	167,231	158,870

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,351
3 Fixture Bath	1	4,478	4,254

Porches

WCP (1 Story)	224	9,081	8,627

Garages

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

Common Wall: 2 Wall	1	-5,177	-4,918
Door Opener	1	527	501
Base Cost	1664	70,570	67,041

Water/Sewer

Public Sewer	1	1,465	1,392
Water Well, 50 Feet	1	3,344	3,177

Built-Ins

Appliance Allow.	1	2,713	2,577

Totals:	255,654	242,872

Notes:

Parcel Number: 009-011-013-50

Page: 2

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 298,733

2026 Est. T.C.V. 009-011-013-50	=	316,581
Est. TCV/Total Floor Area = 247.33		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
136,200 136,200 136,200	107,371	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 22,100 0	0	2,899 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
158,300 158,300 158,300	110,270	110,270 0

009-011-014-00	2026 Est. T.C.V.	KLINE GARY & BOBBIE
Property Class: 401		7042 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W BEG 200 FT W OF SE COR GOV'T LOT 1 TH W 100 FT N TO PENN RR
R/W E TO PT DUE N OF POB TH S TO POB. APP .94 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	100.00	409.46	1.1892	1.0059	110	100		13,158
100 Actual Front Feet,	0.94	Total Acres			Total Est.	Land Value =		13,158

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	400	71	880
Total Estimated Land Improvements		True Cash Value =		880

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

(11) Heating System: Space Heater

Ground Area = 1040 SF Floor Area = 1040 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,040		
			Total:	136,563	95,602

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 100 Feet	1	5,734	4,014

Garages

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

Base Cost	576	23,910	16,737
Common Wall: 1 Wall	1	-2,589	-1,812

Class: C Exterior: Pole (Unfinished)

Base Cost	672	18,003	12,782	*71% Good

Built-Ins

Appliance Allow.	1	2,713	1,899

Totals: 190,445 133,499

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 164,204

2026 Est. T.C.V. 009-011-014-00 = 178,242

Est. TCV/Total Floor Area = 171.39, Most recent sale 09/22/2004 for 81,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
76,900	76,900	76,900	43,722	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	12,200	0	0	1,180	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
89,100	89,100	89,100	44,902	44,902	44,902

009-011-015-00	2026 Est. T.C.V.	ZUBACK ANDREW
Property Class: 401		7062 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 11 T22N R8W W 125 FT OF E 425 FT OF GOV'T LOT 1 LYING S OF RR R/W. APP 1.09 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	125.00	380.00	1.1247	0.9873	110	100		15,267
125 Actual Front Feet, 1.09 Total Acres							Total Est. Land Value =	15,267

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	521	0	0
D/W/P: Patio Blocks	15.58	40	0	0
Fencing: Wire Mesh, #9	3.78	467	0	0
Wood Frame	35.03	64	50	1,121

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements				2,071

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 960 SF Floor Area = 960 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	960		
			Total:	140,406	105,304

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066

Water/Sewer

1000 Gal Septic	1	4,689	3,517
Water Well, 100 Feet	1	5,734	4,300

Porches

CPP	33	946	709

Deck

Treated Wood	280	4,978	3,733

Garages

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

Base Cost	648	31,337	23,503
Common Wall: 1 Wall	1	-2,589	-1,942
Door Opener	2	1,054	790

Class: C Exterior: Pole (Unfinished)

Base Cost	768	19,776	14,832

Built-Ins

Appliance Allow.	1	2,713	2,035

Totals: 210,466 157,847

Notes: REMODEL 1990 & 2014

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 194,152

2026 Est. T.C.V. 009-011-015-00 = 211,490

Est. TCV/Total Floor Area = 220.30, Most recent sale 04/05/2021 for 165,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-011-015-00

Page: 2

	91,700	91,700	91,700	79,452	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	14,000	0	0	2,145	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	105,700	105,700	105,700	81,597	81,597	81,597

009-011-016-00	2026 Est. T.C.V.	HEEREN ERIC
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W W 125 FT OF E 550 FT OF GOV'T LOT 1 LYING S OF RR R/W. APP 1
A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	125.00	340.00	1.1247	0.9602	110	100		14,849
125 Actual Front Feet,	0.98	Total Acres			Total Est.	Land Value =		14,849

2026 Est. T.C.V. 009-011-016-00 = 14,849

Est. TCV/Total Floor Area = 15.47, Most recent sale 02/16/2007 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
6,100	6,100	6,100	4,173	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,300	0	112	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,400	7,400	7,400	4,285	4,285	4,285	

009-011-017-00	2026 Est. T.C.V.	TACOMA RANDY L & KATHY K
Property Class: 401		7112 RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W THAT PART OF FORMER RR R/W LYING W OF W LINE LOT 65 EXT
 MISSAUKEE PARK 2ND ADD & E OF E LINE LOT 78 EXT.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	125.00	100.00	1.1247	0.7071	110	100		10,935
125 Actual Front Feet,	0.29	Total Acres			Total Est.	Land Value =		10,935

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1989

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

Building Areas

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

Garages

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

Base Cost	1280	44,582	33,436

Totals:	44,582	33,436

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	41,126

2026 Est. T.C.V. 009-011-017-00	=	52,061

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
23,000	23,000	23,000	12,418	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,000	0	335	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,000	26,000	26,000	12,753	12,753	12,753	

009-011-018-00	2026 Est. T.C.V.	WOODWORTH MICHAEL
Property Class: 401		1956 S GOLDENROD AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W E 100 FT OF FORMER RR R/W ACROSS GOV'T LOT 2 EXC S 25 FT THOF, ALSO PART OF GOV'T LOT 1, COMM AT SE COR SEC 11 TH N 89 DEG 05'37" W 1329.13 FT TO SW COR GOV'T LOT 1 N 0 DEG 18'56" E ALONG W LINE GOV'T LOT 1 201.03 FT TO POB TH N 84 DEG 18'04" E 93.37 FT, TH N 0 DEG 35'52" E 26.12 FT TH S 84 DEG 25'02" W 93.48 FT TH S 0 DEG 18'56" W 26.29 FT TO POB. .2284A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	100.00	100.19	1.1892	0.7074	110	100		9,254
100 Actual Front Feet,	0.23	Total Acres			Total Est.	Land Value =		9,254

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1980

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

Building Areas

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

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	768	15,452	10,044

Deck

w/Roof (Roof portion)	320	4,374	2,843

Totals:	19,826	12,887

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 15,851

2026 Est. T.C.V. 009-011-018-00	=	25,105
Est. TCV/Total Floor Area = 0.00, Most recent sale 12/02/2011 for 33,571		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
11,000 11,000 11,000 7,277 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 1,600 0 0 196 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
12,600 12,600 12,600 7,473 7,473 7,473		

009-011-019-00	2026 Est. T.C.V.	SHIPPY RICHARD R
Property Class: 402		S ARBUTUS AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2011-03047 QC: All of the farmer right-of-way of the CADILLAC AND LAKE CITY Railway Company Described as 76.78 feet in width lying immediately South of Railroad Street as said street is shown on the Plat of Missaukee Park and lying on and across the West 147 feet of the East 247 feet of Government Lot No. 2, Section 11, T22N, R8W. Commonly known as: vacant

FORMERLY AS

. SEC 11 T22N R8W W 147 FT OF E 247 FT OF FORMER RR R/W ACROSS GOV'T LOT 2.
.3375A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	147.00	100.75	1.0800	0.7084	110	100		12,372
147 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	12,372

2026 Est. T.C.V. 009-011-019-00	=	12,372

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
5,100	5,100	5,100	2,934	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,100	0	79	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,200	6,200	6,200	3,013	3,013	0

009-011-020-00	2026 Est. T.C.V.	RETTELLE JORDAN
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 11 T22N R8W BEG S 89 DEG 05'37"E 60.47 FT, & N 0 DEG 37'52"E 21.23 FT FROM S
 1/4 COR, TH N 89 DEG 7'37"E 140.86 FT, N 0 DEG 32'38"E 74.36 FT, S 84 DEG
 28'25"W 141.52 FT, S 0 DEG 37'52"W 62.88 FT TO POB. 0.2219A.
 FORMERLY DESCRIBED AS . SEC 11 T22N R8W W 200 FT OF FORMER RR R/W LYING ACROSS
 GOV'T LOT 2. .4591A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	62.88	153.79	1.3355	0.7874	110	100		7,274
63 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	7,274

2026 Est. T.C.V. 009-011-020-00	=	7,274

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/02/2021 for 42,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
3,000	3,000	3,000	3,000	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	600	0	81	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,600	3,600	3,600	3,081	3,081	3,081	

009-011-021-00	2026 Est. T.C.V.	MISSAUKEE COUNTY ROAD COMMISSION
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 11 T22N R8W S 33 FT OF E 830 FT OF SW 1/4. .6288A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 121 - 300@	\$3800	0.63	Acres		3800	100		2,390
		0.63	Total Acres				Total Est. Land Value =	2,390

2026 Est. T.C.V. 009-011-021-00

= 0

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	0	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-011-022-00	2026 Est. T.C.V.	ANDERSEN CHRISTIAN J TRUST
Property Class: 402		W RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 11 T22N R8W THAT PART OF FORMER RR R/W LYING S'LY OF MISSAUKEE PARK 2ND ADD
LYING W OF CENTERLINE OF ALLEY BETWEEN LOTS 49 & 51 EXT AND EAST OF CENTER LINE
OF VIOLET STREET.3512A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	150.00	101.64	1.0746	0.7100	110	100		12,588
150 Actual Front Feet,		0.35	Total Acres				Total Est. Land Value =	12,588

2026 Est. T.C.V. 009-011-022-00 = 12,588

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/21/2022 for 150,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,200	5,200	5,200	4,330	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,100	0	0	116	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,300	6,300	6,300	4,446	4,446	0	

009-011-022-50	2026 Est. T.C.V.	ANDERSEN CHRISTIAN J TRUST
Property Class: 402		MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 11 T22N R8W THAT PART OF FORMER RR R/W LYING S'LY OF MISSAUKEE PARK 2ND ADD
LYING W OF E LINE LOT 49 EXT & E OF CENTER LINE OF ALLEY BETWEEN LOTS 49 & 51.
.3145A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	140.00	97.70	1.0933	0.7030	110	100		11,836
140 Actual Front Feet,		0.31	Total Acres				Total Est. Land Value =	11,836

2026 Est. T.C.V.	009-011-022-50	=	11,836
Est. TCV/Total Floor Area =	0.00, Most recent sale 09/13/2009 for 0		
2025 Assessed	MBOR	S.E.V.	Base for Cap
4,800	4,800	4,800	3,520
			2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	1,100	0	95
2026 Assessed	MBOR	S.E.V.	Capped
5,900	5,900	5,900	3,615
			3,615
			PRE/MBT
			0

009-011-023-00	2026 Est. T.C.V.	HUXTABLE THOMAS E
Property Class: 402		W RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W THAT PART OF FORMER RR R/W LYING E OF W LINE LOT 64 EXT & W OF CL VIOLET ST EXT. .3294A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	150.00	95.83	1.0746	0.6996	110	100		12,405
150 Actual Front Feet,	0.33	Total Acres			Total Est.	Land Value =		12,405

2026 Est. T.C.V. 009-011-023-00 = 12,405

Est. TCV/Total Floor Area = 0.00, Most recent sale 11/14/2008 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
5,100	5,100	5,100	2,934	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,100	0	79	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,200	6,200	6,200	3,013	3,013	0

009-011-024-00	2026 Est. T.C.V.	HEEREN ERIC
Property Class: 401		S MAYFLOWER AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W THAT PART OF FORMER RR R/W LYING S OF MISSAUKEE PARK 2ND ADD
LYING W OF W LINE LOT 64 EXT & E OF W LINE LOT 65 EXT. .3529A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	150.00	102.48	1.0746	0.7115	110	100		12,614
150 Actual Front Feet,	0.35	Total Acres			Total Est.	Land Value =		12,614

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.69	80	50	1,147
Total Estimated Land Improvements		True Cash Value =		1,147

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

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

Building Areas

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

Garages

Class: D Exterior: Pole (Unfinished)					
Base Cost		912	17,729	13,297	
Totals:			17,729	13,297	

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 16,355

2026 Est. T.C.V.	009-011-024-00	=	30,116
Est. TCV/Total Floor Area =	0.00, Most recent sale 02/16/2007 for 0		
2025 Assessed	MBOR	S.E.V.	Base for Cap
13,200	13,200	13,200	8,246
2026 New	Eq. Adjustment	Loss	Additions
0	1,900	0	0
2026 Assessed	MBOR	S.E.V.	Capped
15,100	15,100	15,100	8,468
			->Taxable<-
			8,468
			PRE/MBT
			8,468

009-011-025-00 2026 Est. T.C.V. SHAFER MONIE JOE & HARTSHORNE LINDA
 Property Class: 401 S ROSE ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

E 1/2 OF THAT PART OF FORMER RR R/W LYING S OF MISSAUKEE PARK 2ND ADD LYING W OF
 E LINE LOT 78 & E OF W LINE GOV'T LOT 1 EXC W 270' THEROF. SEC11 T22N R8W .2273
 A

9/2017 SPLIT TO 009-011-025-50
 FORMERLY. SEC 11 T22N R8W THAT PART OF FORMER RR R/W LYING S OF MISSAUKEE PARK
 2ND ADD LYING W OF E LINE LOT 78 EXT & E OF W LINE GOV'T LOT 1 EXC W 270 FT
 THOF. .4545A.

9/2017 SPLIT APPROVED BY DALE MOSHER.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	125.00	79.11	1.1247	0.6669	110	100		10,313
125 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								10,313

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1992

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

Building Areas

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

Garages

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

Base Cost	480	21,144	16,915
Totals:	21,144	16,915	

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 20,805

2026 Est. T.C.V. 009-011-025-00	=	31,118
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/17/2017 for 11,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
13,700 13,700 13,700 12,124 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 1,900 0 0 327 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
15,600 15,600 15,600 12,451 12,451 12,451		

009-011-025-50	2026 Est. T.C.V.	ERVANS JEREMIAH
Property Class: 402		1931 S ROSE ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

W 1/2 OF THAT PART OF FORMER RR R/W LYING S OF MISSAUKEE PARK 2ND ADD LYING W OF
 E LINE LOT 78 & E OF W LIE GOV'T LOT 1 EXC W 270 FT THEROF. SEC11 T22 R82 .2273
 A
 9/2017 SPLIT FROM 009-011-025-00

9/2017 SPLIT FROM 009-011-025-00 APPROVED BY DALE MOSHER

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	125.00	79.11	1.1247	0.6669	110	100		10,313
125 Actual Front Feet,	0.23	Total Acres			Total Est.		Land Value =	10,313

2026 Est. T.C.V. 009-011-025-50 = 10,313

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
4,200	4,200	4,200	2,205	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	0	59	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,200	5,200	5,200	2,264	2,264	0	

009-011-026-78	2026 Est. T.C.V.	MISSAUKEE COUNTY ROAD COMMISSION
Property Class: 201		S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

THAT PART OF GOVT LOT 1, SEC 11, T22N, R8W, DESCRIBED AS COMM AT THE SE COR OF SAID SEC 11; TH N 1098.77 FT ALONG THE E LINE OF SAID SEC 11; TH W 33 FT, TO THE INTERSECTION OF THE W RIGHT-OF-WAY OF GREEN RD & THE N LINE OF A 30 FT WALKAS SHOWN ON THE RECORDED PLAT OF THE 2NDADD TO MISSAUKEE PARK, ALSO BEING THE POB; TH N 22 DEG 11'21" W, 90.59 FT; TH N 01 DEG 32'22" E, 67.10 FT; TH N 52 DEG19'37" E, 6.45 FT; TH N 01 DEG 32'22" E, 49.78 FT, TO A POINT ON THE SHORE OF LAKE MISSAUKEE; TH N 55 DEG 07'03" E, 31.65 FT, ALONG SAID SHORELINE TO THE SAID W RIGHT-OF-WAY OF GREEN RD; TH S 222.76 FT ALONG SAID W RIGHT-OF-WAY TO THE POB, TOGETHER WITH RIPARIAN RIGHTS THAT ACCRUING THERETO.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	30.00	140.00	1.0000	0.0000	0	100*		0
COMMERCIAL <2A M/L		0.10 Acres	18000	100				1,728
* denotes lines that do not contribute to the total acreage calculation.								
30 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =								1,728

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.11	60	94	401
Total Estimated Land Improvements True Cash Value =				401

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2016
Description of Occupancy: PUBLIC TOILET

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: C Quality: Average
Stories: 1 Story Height: 8 Perimeter: 0
Overall Building Height: 8

Base Rate for Upper Floors = 74.29

Adjusted Square Foot Cost for Upper Floors = 74.29

Total Floor Area: 108	Base Cost New of Upper Floors =	8,023
	Reproduction/Replacement Cost =	8,023
Eff.Age:5	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0	
	Total Depreciated Cost =	6,579
ECF (4012 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 1 =	6,118
Replacement Cost/Floor Area= 74.29	Est. TCV/Floor Area= 56.65	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 6,118

2026 Est. T.C.V. 009-011-026-78	=	0
Est. TCV/Total Floor Area = 0.00		
2025 Assessed	MBOR	S.E.V.
0	0	0
2026 New Eq. Adjustment	Loss	Additions
0	0	0
2026 Assessed	MBOR	S.E.V.
0	0	0
	Capped	->Taxable<-
	0	0
		PRE/MBT
		0

009-012-001-01	2026 Est. T.C.V.	DUTCHMAN PROPERTIES LLC
Property Class: 102		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W THAT PART OF SE 1/4 OF SW 1/4 S OF RR R/W EXC W 470 FT THOF & EXC S 500 FT OF E 681.85 FT THOF. ALSO PCLS 2, 3, 4, 5 & 6 OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-4 P-205. ALSO PCL 1 OF SURVEY RECORDED IN BOOK OF SURVEYS S-4 P-205 EXC BEG AT NE COR OF LOT 26 VI-MY-KA, TH N 01 DEG 49'48"W 184 FT, W 236.50 FT, S 01 DEG 48'54"E TO A PT ON A LINE EXTENDED E FROM NE COR OF PCL 7 OF SAID SURVEY, W TO NE COR OF PCL 7, S 01 DEG 43'25"W 125.70 FT, E 441.80 FT TO POB. 31.8986A.
SPLIT ON 05/14/2024 FROM 009-012-001-00;

Split/Comb. on 05/17/2024 completed 05/17/2024 TIM ;
Parent Parcel(s): 009-012-001-00;
Child Parcel(s): 009-012-001-01, 009-012-001-18, 009-012-001-19;

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 30 - 65 ACRES			31.90 Acres		3800	100		121,216
			31.90 Total Acres				Total Est. Land Value =	121,216

2026 Est. T.C.V. 009-012-001-01 = 121,216

Est. TCV/Total Floor Area = 1122.37

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
51,000	51,000	51,000	44,422	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	9,600	0	0	1,199	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
60,600	60,600	60,600	45,621	45,621	0	

009-012-001-18	2026 Est. T.C.V.	MUSSELMAN JOHN & MARIA
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W BEG AT NE COR OF LOT 26 VI-MY-KA, TH N 01 DEG 49'48"W 184 FT, W 236.50 FT, S 01 DEG 48'54"E TO A PT ON A LINE EXTENDED E FROM NE COR OF PCL 7 OF SURVEY IN BOOK OF SURVEYS 5-4 P-205, W TO A PT 200 FT E OF NE COR OF PCL 7, S 01 DEG 43'25"W 125.70 FT, E 241.80 FT TO POB. 1.0143A.
SPLIT ON 05/14/2024 FROM 009-012-001-00;

Split/Comb. on 05/17/2024 completed 05/17/2024 TIM ;
Parent Parcel(s): 009-012-001-00;
Child Parcel(s): 009-012-001-01, 009-012-001-18, 009-012-001-19;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	125.70	382.68	1.1231	0.9890	110	100		15,358
126 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	15,358

2026 Est. T.C.V.	009-012-001-18	=	15,358
Est. TCV/Total Floor Area = 142.20, Most recent sale 09/04/2024 for 11,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
6,300	6,300	6,300	6,300
			2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	1,400	0	170
2026 Assessed	MBOR	S.E.V.	Capped
7,700	7,700	7,700	6,470
			6,470
			PRE/MBT
			6,470

2026	Est.	T.C.V.	009-012-001-19	=	5,193	
Est. TCv/Total Floor Area = 48.08, Most recent sale 09/04/2024 for 3,450						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	1,700	1,700	1,700	1,700	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	900	0	0	45	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	2,600	2,600	2,600	1,745	1,745	0

009-012-001-20	2026 Est. T.C.V.	LAKE CITY SOUTHERN BAPTIST CHURCH
Property Class: 401		6570 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W BEG 246 FT W OF SE COR OF SE 1/4 OF SW 1/4 TH W 185 FT N 500 FT,
E 185 FT, S 500 FT TO POB. 2.1235 AC
5/2022 SPLIT PART TO 012-001-95
FORMERLY SEC 12 T22N R8W E 681.85 FT OF S 500 FT OF SE 1/4 OF SW 1/4 EXC E 246
FT THOF. 5.0029A.

Split/Comb. on 05/16/2022 completed 05/16/2022 TIM ;
Parent Parcel(s): 009-012-001-20;
Child Parcel(s): 009-012-001-95;

SPLIT FOR OTHER USE OF WEST PART

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	185.00	500.00	1.0197	1.0574	110	100		21,941
185 Actual Front Feet, 2.12 Total Acres							Total Est. Land Value =	21,941

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.18	256	50	2,711
Total Estimated Land Improvements				True Cash Value = 2,711

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Auditoriums cost schedules.

<<<<<	Calculator Cost Computations	>>>>>
Class: D	Quality: Average	
Stories: 1	Story Height: 8	Perimeter: 192

Base Rate for Upper Floors = 126.67

Semi-Finished Basement Basement, Base Rate for Basement = 67.83

(Basement Fireproofing Rate = 0.00)

(10) Heating system: Forced Air Furnace Cost/SqFt: 15.63 100%

Bsmnt Heating system: Hot Water, Radiant Floor Cost/SqFt: 23.87

Adjusted Square Foot Cost for Upper Floors = 142.30

Adjusted Square Foot Cost for Basement = 91.70

Total Floor Area: 2,300	Base Cost New of Upper Floors =	327,290
Basement Area: 2,300	Base Cost New of Basement =	210,910

Reproduction/Replacement Cost = 538,200

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 322,920

ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 300,316

Replacement Cost/Floor Area= 234.00 Est. TCV/Floor Area= 130.57

Total Estimated True Cash Value of Commercial/Industrial Buildings = 300,316

2026 Est. T.C.V. 009-012-001-20 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 02/28/1989 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
0	0	0	0	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

2026	Est.	T.C.V.	009-012-001-95	=	10,940	
Est. TCV/Total Floor Area = 4.76						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	5,300	5,300	5,300	4,433	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	200	0	0	119	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	5,500	5,500	5,500	4,552	4,552	0

009-012-002-00	2026 Est. T.C.V.	HOSE JEREMY B
Property Class: 401		6550 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W S 500 FT OF E 246 FT OF SE 1/4 OF SW 1/4. 2.8237 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 - 2.99@	\$9000		2.82 Acres		9000	100		25,380
			2.82 Total Acres				Total Est. Land Value =	25,380

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	870	0	0
D/W/P: Crushed Rock	2.18	4125	0	0
Pool: Plastic	61.53	500	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	1	95	9,500
				Total Estimated Land Improvements True Cash Value = 9,500

Cost Est. for Res. Bldg: 1 Single Family 1+S Cls CD Blt 1912

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1393 SF Floor Area = 1493 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Crawl Space	1,393		
1 Story	Siding	Overhang	100		
		Total:		178,808	125,165

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	829
2 Fixture Bath	1	2,502	1,751

Water/Sewer

1000 Gal Septic	1	4,386	3,070
Water Well, 50 Feet	1	3,344	2,341

Porches

CGEP (1 Story)	60	5,012	3,508
WPP	119	3,089	2,162
WPP	711	9,741	6,819

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	496	12,896	9,027
Door Opener	1	468	328

Built-Ins

Appliance Allow.	1	1,897	1,328

Fireplaces

Direct-Vented Gas	1	2,107	1,475

Totals: 225,435 157,803

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 194,098

Ag. Bld 1 1900, 4 Wall Barn, General Purpose Class:D,Pole Quality:Average
 Height: 10 ft

Description	Rate	Size	Cost New

Parcel Number: 009-012-002-00

Page: 2

Base Cost	22.32	2400	53,568
Default Walls	7.87	2400	18,888

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/25/100/8.75	Depr. Cost =	6,340
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 =		5,896

Total Estimated True Cash Value of Agricultural Buildings	=	5,896

2026 Est. T.C.V. 009-012-002-00	=	234,874

Est. TCV/Total Floor Area = 157.32, Most recent sale 12/26/2018 for 139,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
103,200	103,200	103,200	79,950	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,200	0	2,158	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
117,400	117,400	117,400	82,108	82,108	82,108

009-012-003-00	2026 Est. T.C.V.	DEBOER ANDREW & HOLLY
Property Class: 401		6780 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W (1*2017) PCL B OF THE SURVEY RECORDED IN LIBER S-3 P 475 EXC BET
 AT NW COR TH S89DEG56'58"E 471.55 FT S 02DEG02'54"E 180FT, N89DEG 56'58"W
 163.16FT, N02DEG02'54"W 120 FT, N89DEG56'58"W 308.06 FT TO W LINE PCL B N
 02DEG08'30"W 60FT TO POB. 7.0015A
 SPLIT ON 11/2017 1.0985A TO 012-003-75
 FORMERLY SEC 12 T22N R8W (2*1998) PCL B OF THE SURVEY RECORDED IN LIBER S-3 P
 475. 8.1A.

Split/Comb. on 11/22/2017 completed 11/22/2017 TIM ;
 Parent Parcel(s): 009-012-003-00;
 Child Parcel(s): 009-012-003-75;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	470.00	648.95	0.8077	1.1286	110	100		47,126
470 Actual Front Feet, 7.00 Total Acres							Total Est. Land Value =	47,126

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	1200	0	0
Wood Frame	26.29	160	50	2,103
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				4,003

Cost Est. for Res. Bldg: 1 Single Family BI Cls C -5 Blt 1977

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1296 SF Floor Area = 2016 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	720		
1 Story	Siding	Basement	576		
			Total:	239,940	155,980

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 100 Feet	1	5,734	3,727

Deck

Treated Wood	472	7,009	4,556

Garages

Class: C Exterior: Pole (Unfinished)			
Base Cost	960	23,434	15,232
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Basement Garage: 2 Car	1	3,863	2,511

Built-Ins

Appliance Allow.	1	2,713	1,763

Totals:	291,800	189,688

Notes:

Parcel Number: 009-012-003-00

Page: 2

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 233,316

2026 Est. T.C.V. 009-012-003-00 = 284,445
 Est. TCV/Total Floor Area = 141.09, Most recent sale 08/18/2023 for 255,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
120,900	120,900	120,900	65,261	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	21,300	0	1,762	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
142,200	142,200	142,200	67,023	67,023	67,023

009-012-003-80
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

DEBOER RONALD D & KERRIE
6700 W JENNINGS RD
LAKE CITY, MI 49651

SEC 12 T22N R8W (0*1998) PCL A OF THE SURVEY RECORDED IN LIBER S-3 P 475 AND BEG AT NW COR OF PCL B OF THE SURVEY RECORDED IN LIBER S-3 P 475, TH S 89 DEG 56'58"E 471.22, S 02 DEG 02'54"E 180 FT, N 89 DEG 56'58"W 163.16 FT, N 02 DEG 02'54"W 120 FT, N 89 DEG 56'58"W 308.06 FT TO W LINE PCL B, N 02 DEG 08'30"W 60 FT TO POB. COMBINED WITH 009-012-003-75 ON 06/22/2018. 3.0984A. FORMERLY SEC 12 T22N R8W (0*1998) PCL A OF THE SURVEY RECORDED IN LIBER S-3 P 475. 2A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 - 2.99@	\$9000	3.10	Acres	9000	100			27,882
		3.10	Total Acres				Total Est. Land Value =	27,882

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	660	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1998

(11) Heating System: Forced Air w/ Ducts
Ground Area = 832 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	832		
			Total:	154,379	123,502

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 100 Feet	1	5,734	4,587

Porches

WGEP (1 Story)	80	8,807	7,046
WCP (1 Story)	256	9,738	7,790

Deck

Treated Wood	160	3,446	2,757

Garages

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

Base Cost	864	28,737	22,990

Built-Ins

Appliance Allow.	1	2,713	2,170

Totals: 219,665 175,731

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 216,149

2026 Est. T.C.V. 009-012-003-80 = 244,981

Est. TCV/Total Floor Area = 235.56

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
109,100	109,100	109,100	59,154	2.70

Parcel Number: 009-012-003-80

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	13,400	0	0	1,597	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	122,500	122,500	122,500	60,751	60,751	60,751

009-012-005-20	2026 Est. T.C.V.	GUNNERSON MATTHEW
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W (0*1999) BEG AT NW COR LOT 25 VI-MY-KA SUB, TH N 75 FT, E 193 FT
S 75 FT, W 193 FT TO POB. .3323A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	195.00	75.00	1.0063	0.6580	110	100		14,205
195 Actual Front Feet,	0.34	Total Acres			Total Est.		Land Value =	14,205

2026 Est. T.C.V. 009-012-005-20 = 14,205

Est. TCV/Total Floor Area = 13.66

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,800	5,800	5,800	1,759	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,300	0	47	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,100	7,100	7,100	1,806	1,806	0	

009-012-005-25	2026 Est. T.C.V.	PARKER PATRICK DEE & CAROL J
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI

SEC 12 T22N R8W (0*1999) BEG AT NE COR LOT 23 VI-MY-KA SUB, TH E 45 FT, N 01 DEG 48'27"W 50 FT, W 185.03 FT, S 01 DEG 48'27"E 50 FT, E 140 FT TO POB. .2124A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	50.00	185.00	1.4142	0.8247	110	100		6,414
50 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	6,414

2026 Est. T.C.V. 009-012-005-25 = 6,414

Est. TCV/Total Floor Area = 6.17, Most recent sale 11/05/2019 for 26,780

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
2,600	2,600	2,600	1,173	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	31	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,200	3,200	3,200	1,204	1,204	0

009-012-005-30	2026 Est. T.C.V.	R & E ENTERPRISE LLC
Property Class: 201		6330 W JENNINGS RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 12 T22N R8W (1*1999) BEG 75 FT W & 50 FT N OF NE COR LOT 22 VI-MY-KA TH N
170 FT, W 185 FT, S 170 FTE 185 FT TO POB. .7220A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	185.00	170.00	1.0000	0.0000	0	100*		0
COMMERCIAL <2A M/L			0.72 Acres		18000	100		12,996
* denotes lines that do not contribute to the total acreage calculation.								
185 Actual Front Feet, 0.72 Total Acres Total Est. Land Value =								12,996

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	17.70	480	25	2,124
Total Estimated Land Improvements True Cash Value =				2,124

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1970
Description of Occupancy: CAL 2

Costs are taken from the Multiple Residences cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Siding Quality: Average
Total Floor Area: 2432 # of Units: 4
Overall Building Height: 8

Base Rate for Upper Floors = 85.72

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 3.02 100%
Adjusted Square Foot Cost for Upper Floors = 88.74

Total Floor Area: 2,432	Base Cost New of Upper Floors =	215,816
	Reproduction/Replacement Cost =	215,816
Eff.Age:30	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 55 /100/100/100/55.0	
	Total Depreciated Cost =	118,699

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost

(7) Interior:						
Frame, Apartments, 4 Rooms	1 Up	27.50	2400	0.920	1.000	60,720

(8) Plumbing:						
Typical, Apartments, 1 Room, 1 Bath	1 Up	9.69	2400	1.000	1.000	23,256

(39) Miscellaneous						
Miscellaneous Built-in Construction:						
Appliance Allowance, Owner Occupied	1 Up	1820.00	4	1.000	1.000	7,280

Total Cost of Upper Stories =	83,976
1 Stories Above Ground, Number of stories multiplier for upper stories =	1.000
Total Cost of Lump-Sum Items =	7,280
Total Cost New =	91,256

Architectural Multiplier: 1.00

Reproduction/Replacement Cost =	91,256
Eff.Age:30	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 55 /100/100/100/55.0
Total Depreciated Cost =	50,191

ECF (201C COMMERCIAL GROUP C)	1.060 => TCV of Bldg: 1 =	179,023
Replacement Cost/Floor Area= 126.26	Est. TCV/Floor Area= 73.61	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 179,023

Parcel Number: 009-012-005-30

Page: 2

2026 Est. T.C.V. 009-012-005-30 = 194,143
 Est. TCV/Total Floor Area = 79.83, Most recent sale 10/01/2020 for 73,800

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
69,000	69,000	69,000	50,127	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	28,100	0	1,353	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
97,100	97,100	97,100	51,480	51,480	0

009-012-005-38	2026 Est. T.C.V.	ANTCLIFF FAMILY LAND TRUST
Property Class: 401		6410 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W SOUTH 220 FT OF W 193 FT OF PARCEL AA OF SURVEY RECORDED IN BOOK
OF SURVEYS S-1 PP 136-138 EXC S 75 FT THOF. .6424A.

97 SPLIT FROM 005-30 FOR 98

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	145.00	193.00	1.0837	0.8334	110	100	14,406
145 Actual Front Feet, 0.64 Total Acres					Total Est. Land Value =		14,406

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 2007

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

Building Areas

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

Garages

Class: CD Exterior: Pole (Unfinished)

Door Opener	2	935	795
Base Cost	2400	50,856	43,228

Totals: 51,791 44,023

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 54,148

Cost Est. for Res. Bldg: 2 Single Family GRG Cls CD Blt 2025

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

Building Areas

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

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	4000	84,760	83,912
No Concrete Floor	4000	-23,960	-23,720

Totals: 60,800 60,192

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 74,036

2026 Est. T.C.V. 009-012-005-38 = 142,590

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/27/2006 for 9,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
31,300	31,300	31,300	21,329	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
37,000	3,000	0	37,000	575	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
71,300	71,300	71,300	58,904	58,904	0

009-012-005-40	2026 Est. T.C.V.	FLEMING CODY J & WESCOAT NATASHA L
Property Class: 401		1796 S BARBARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W PCL AB & N 150 FT OF PARCEL AA OF SURVEY RECORDED IN BOOK OF
 SURVEYS S-1 PGS 136-138 INCL. 12.0475A.
 2011 ROLL - COMBINED 012-005-34 WITH 005-40
 SEC 12 T22N R8W (0*1999) BEG 64 FT E OF NE COR LOT 22 PLAT OF VI-MY-KA TH N 220
 FT, W 138.18 FT, S 220 FT, E 139 FT TO POB. .6999A.

2011 ROLL - COMBINED 005-34 WITH 005-40

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *				2011 005-34 PARCEL ADDED	
Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason Value
Residentia 8 - 17 @\$5600		12.75 Acres		5600 100	71,400
		12.75 Total Acres		Total Est. Land Value =	71,400

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Metal Prefab	20.63	80 50	825
Total Estimated Land Improvements True Cash Value =			825

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

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

Building Areas

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

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	768	19,776	17,798
No Concrete Floor	768	-5,000	-4,500

Class: C Exterior: Pole (Unfinished)

Base Cost	256	9,431	8,488
No Concrete Floor	256	-1,667	-1,500

Deck

w/Roof (Roof portion)	320	4,838	4,354

Totals:	27,378	24,640

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 30,307

2026 Est. T.C.V. 009-012-005-40 = 102,532

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/13/2023 for 320,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
46,200	46,200	46,200	32,373	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,100	0	874	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
51,300	51,300	51,300	33,247	33,247	33,247

009-012-005-60	2026 Est. T.C.V.	HARTFORD MICHAEL R & JANET E TRUST
Property Class: 402		W RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W PCL BA AS SHOWN IN BOOK OF SURVEYS S-1 PGS 136-138 INCL. 10.01
A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17	@\$5600	10.01	Acres	5600	100			56,056
		10.01	Total Acres				Total Est. Land Value =	56,056

2026 Est. T.C.V. 009-012-005-60 = 56,056

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
25,000	25,000	25,000	7,375	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,000	0	199	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,000	28,000	28,000	7,574	7,574	7,574	

009-012-005-95
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MOSHER DALE G
6420 W JENNINGS RD
LAKE CITY, MI 49651

. SEC 12 T22N R8W BEG 184 FT N OF NE COR LOT 26 PLAT OF VI-MY-KA TH W 236.5 FT N 1 DEG 48' 54" W 184 FT E 236.5 FT, S 1 DEG 48' 27" E 184 FT TO POB & S 20.01 FT OF E 236.45 FT OF PCL 2 OF THE SURVEY RECORDED IN LIBERS-4 P 205. 1.109A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	204.49	236.45	0.9945	0.8768	110	100		19,614
204 Actual Front Feet, 1.11 Total Acres					Total Est.		Land Value =	19,614

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.26	288	0	0
Wood Frame	27.96	120	50	1,677
Total Estimated Land Improvements True Cash Value =				1,677

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1978

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1400 SF Floor Area = 1400 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,400		
			Total:	203,275	132,153

Other Additions/Adjustments

Recreation Room	180	3,415	2,220

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 100 Feet	1	5,734	3,727

Porches

WPP	320	5,718	3,717

Garages

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

Base Cost	576	28,771	18,701
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	1	527	343

Built-Ins

Appliance Allow.	1	2,713	1,763

Totals: 258,153 167,824

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 206,424

2026 Est. T.C.V. 009-012-005-95	=	227,715

Est. TCV/Total Floor Area = 162.65, Most recent sale 03/30/2017 for 138,000

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	96,700	96,700	96,700	74,662	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	17,200	0	0	2,015	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	113,900	113,900	113,900	76,677	76,677	76,677	

009-012-006-00	2026 Est. T.C.V.	MURRAY RONALD JR & DONNA
Property Class: 401		6480 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W (0*2003) PCL 7 OF THE SURVEY RECORDED IN LIBER S-4 P 205. 1.61A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	233.00	300.99	0.9625	0.9314	110	100		22,977
233 Actual Front Feet, 1.61 Total Acres							Total Est. Land Value =	22,977

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	552	50	1,816
Total Estimated Land Improvements				True Cash Value = 1,816

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1792 SF Floor Area = 1792 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,792		
			Total:	264,067	171,643

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174

Garages

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

Base Cost	576	23,910	15,541
Common Wall: 1 Wall	1	-2,589	-1,683

Built-Ins

Appliance Allow.	1	2,713	1,763

Totals: 302,034 196,321

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 241,475

2026 Est. T.C.V. 009-012-006-00 = 266,268

Est. TCV/Total Floor Area = 148.59, Most recent sale 01/01/2003 for 110,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
112,400	112,400	112,400	69,561	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	20,700	0	1,878	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
133,100	133,100	133,100	71,439	71,439	71,439	

009-012-008-00	2026 Est. T.C.V.	MARTIN LOLA S
Property Class: 401		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W BEG 209 FT E OF SW COR E 231 FT N 209 FT W 231 FT S 209 FT TO
BEG. 1.1083 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	209.00	231.00	0.9891	0.8717	110	100		19,822
209 Actual Front Feet,	1.11	Total Acres			Total Est.	Land Value =		19,822

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D-10 Blt 1934

(11) Heating System: No Heating/Cooling
Ground Area = 1094 SF Floor Area = 1094 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,094		
			Total:	101,994	56,106

Other Additions/Adjustments

Totals: 101,994 56,106

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 69,010
20% Completed => Est. True Cash Value 2026 = 13,802

2026 Est. T.C.V. 009-012-008-00 = 33,624

Est. TCV/Total Floor Area = 30.73

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
13,900	13,900	13,900	6,925	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,900	0	0	186	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,800	16,800	16,800	7,111	7,111	0	

009-012-009-00	2026 Est. T.C.V.	SOLTOW JACK D TRUST
Property Class: 401		6990 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W BEG 185 FT N OF SW COR OF SEC 12, TH S 185 FT, E 209 FT, N 209 FT, W 9 FT, N 21 FT, SW'LY TO POB. .9563A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	185.00	208.00	1.0197	0.8492	110	100		17,621
185 Actual Front Feet,	0.88	Total Acres			Total Est.	Land Value =		17,621

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	470	0	0
D/W/P: 4in Ren. Conc.	8.17	100	0	0
Wood Frame	29.49	96	50	1,415

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements				True Cash Value = 3,790

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1950

(11) Heating System: Forced Air w/ Ducts

Ground Area = 975 SF Floor Area = 975 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	975		
			Total:	164,330	115,029

Other Additions/Adjustments

Recreation Room	975	18,496	12,947
Basement, Outside Entrance, Below Grade	1	2,727	1,909

Plumbing

Average Fixture(s)	1	1,422	995

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 50 Feet	1	3,344	2,341

Porches

WCP (1 Story)	74	4,282	2,997
WPP	470	8,357	5,850
WPP	138	3,864	2,705

Garages

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

Base Cost	599	25,745	18,021

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Wood Stove	1	2,503	1,752

Totals: 242,472 169,727

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 208,764

2026 Est. T.C.V. 009-012-009-00 = 230,175

Est. TCV/Total Floor Area = 236.08, Most recent sale 08/26/2011 for 47,000

Parcel Number: 009-012-009-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	98,100	98,100	98,100	59,011	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	17,000	0	0	1,593	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	115,100	115,100	115,100	60,604	60,604	0

009-012-011-00	2026 Est. T.C.V.	PROVONCHE DAVID E
Property Class: 401		1953 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W THE W 26 2/3 RDS OF GOV'T LOT 4 EXC BEG185 FT N OF SW COR TH S 185 FT E TO SE COR THOF N 209 FT, W 240 FT, N 30 FT, SW'LY TO POB & EXC THAT PART LYING N OF S LINE FORMER RR R/W. 2.5046A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 - 2.99@	\$9000	2.50 Acres			9000	100		22,500
		2.50 Total Acres					Total Est. Land Value =	22,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	20.40	30	0	0
Wood Frame	32.06	190	50	3,045
Wood Frame	50.18	30	50	752
				Total Estimated Land Improvements True Cash Value = 3,797

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 1985

(11) Heating System: Wall Furnace

Ground Area = 1148 SF Floor Area = 1148 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	924		
Addition	Siding	Crawl	224		
		Total:		97,252	34,037

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	160	1,971	690
Plumbing			
Average Fixture(s)	1	1,293	453
Water/Sewer			
1000 Gal Septic	1	5,433	1,902
Water Well, 50 Feet	1	3,351	1,173
Deck			
Treated Wood	96	2,563	897
Treated Wood	150	3,495	1,223
Treated Wood	36	1,539	539

Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	528	26,696	9,344
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	266	16,761	5,866

Built-Ins

Appliance Allow.	1	3,899	1,365

Breezeways

Frame Wall	224	20,386	7,135

Totals: 184,639 64,624

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 60,747

2026 Est. T.C.V. 009-012-011-00	=	87,044
Est. TCV/Total Floor Area = 75.82, Most recent sale 07/01/1999 for 66,900		
2025 Assessed MBOR S.E.V. Base for Cap IRM		

Parcel Number: 009-012-011-00

Page: 2

	38,100	38,100	38,100	28,495	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,400	0	0	769	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	43,500	43,500	43,500	29,264	29,264	0

009-012-012-00	2026 Est. T.C.V.	LAKE TOWNSHIP
Property Class: 201		S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING S OF & ADJACENT TO PLAT OF MYDWAY HEIGHTS. 1.0308 A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	103.00	435.60	1.0000	0.0000	0	100*		0
COMMERCIAL <2A M/L			1.03 Acres	18000	100			18,540
* denotes lines that do not contribute to the total acreage calculation.								
103 Actual Front Feet, 1.03 Total Acres Total Est. Land Value =								18,540

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	330	94	2,534
Total Estimated Land Improvements True Cash Value =				2,534

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2020

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas

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

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	2	1,054	1,012
Base Cost	1680	39,732	38,143

Totals: 40,786 39,155

Notes:

ECF (201A GENERAL COMMERCIAL) 1.230 => TCV: 48,161

2026 Est. T.C.V.	009-012-012-00	=	0
Est. TCV/Total Floor Area = 0.00, Most recent sale 04/17/2018 for 1,463			
2025 Assessed	MBOR	S.E.V.	Base for Cap
0	0	0	0
			2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped
0	0	0	0
			->Taxable<-
			PRE/MBT
			0

009-012-013-50	2026 Est. T.C.V.	LC CAR WASH LLC
Property Class: 201		1760 S MOREY RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 12 T22N R8W BEG 01 DEG 48' W 1311.27 FT FROM SE COR SEC 12, TH S 89 DEG 57'05" W 225 FT, S 01 DEG 48' E 120 FT, N 89 DEG 57'05" E 225 FT N 01 DEG 48' W 120 FT TO POB. --.6198A.--

2005 Combination w/009-012-013-00 for 06.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	120.00	255.00	1.0000	0.0000	0	100*		0
COMMERCIAL <2A M/L			0.62 Acres		18000	100		11,160
* denotes lines that do not contribute to the total acreage calculation.								
120 Actual Front Feet, 0.62 Total Acres								
Total Est. Land Value =								11,160

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.80	6000	100	16,800
Total Estimated Land Improvements True Cash Value =				16,800

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1995
Description of Occupancy: CAR WASH UIP 14

Costs are taken from the Garages - Service Station with Service Bays cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: C Quality: Low Cost

Total Floor Area: 2750

Base Rate for Upper Floors = 125.17

Adjusted Square Foot Cost for Upper Floors = 125.17

Total Floor Area: 2,750 Base Cost New of Upper Floors = 344,218

Reproduction/Replacement Cost = 344,218

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0

Total Depreciated Cost = 137,687

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0

Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
SELF-SERV TRUCK	34.06	480	1.00	25	4,087
SELF-SERV	34.06	480	1.00	25	4,087
SELF-SERV	34.06	480	1.00	25	4,087
TOUCHLESS	49.98	800	1.00	25	9,996
EQP ROOM	51.21	510	1.00	25	6,529
EQP FOR SELF SERVE	5635.00	3	1.00	25	4,226
AUTO WASH EQP	29400.00	1	1.00	25	7,350
VAC	931.00	3	1.00	25	698
CHANGE MACHINE	2401.00	1	1.00	25	600
DRYER	9800.00	1	1.00	25	2,450

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 1 = 192,705

Replacement Cost/Floor Area= 189.33 Est. TCV/Floor Area= 70.07

Total Estimated True Cash Value of Commercial/Industrial Buildings = 192,705

Parcel Number: 009-012-013-50

Page: 2

2026 Est. T.C.V. 009-012-013-50 = 220,665
 Est. TCV/Total Floor Area = 80.24, Most recent sale 01/14/2022 for 168,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
91,700	91,700	91,700	91,700	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	18,600	0	0	2,475	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
110,300	110,300	110,300	94,175	94,175	0

009-012-014-00	2026 Est. T.C.V.	KANOUSE ROBERT
Property Class: 401		1776 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W BEG 75 FT W & 135.5 FT S OF NE COR OF SE 1/4 OF SE 1/4, TH S 100 FT W 150 FT N 100 FT E 150 FT TO POB. .3444A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	100.00	150.00	1.1892	0.7825	110	100		10,237
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	10,237

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	136	0	0
D/W/P: Asphalt Paving	3.10	1400	0	0
Wood Frame	37.63	49	50	922

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,422

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1239 SF Floor Area = 1239 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,239		
			Total:	154,430	84,949

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	782

Water/Sewer

1000 Gal Septic	1	4,689	2,579
Water Well, 50 Feet	1	3,344	1,839

Porches

CCP (1 Story)	40	1,327	730

Built-Ins

Appliance Allow.	1	2,713	1,492

Deck

w/Roof (Roof portion)	126	2,205	1,213
w/Roof (Roof portion)	160	2,734	1,504

Carports

Comp.Shingle	624	10,028	5,515

Totals: 182,892 100,603

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 123,742

2026 Est. T.C.V. 009-012-014-00 = 137,401

Est. TCV/Total Floor Area = 110.90, Most recent sale 08/21/2025 for 160,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
69,200	69,200	69,200	48,200	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	-500	0	0	20,500	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
68,700	68,700	68,700	49,501	68,700	68,700	

009-012-015-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

PEPPLE RONALD D & JOSHUA DAVID
1800 S MOREY RD
LAKE CITY, MI 49651

. SEC 12 T22N R8W A PAR OF LAND BEG AT A PT 75 FT; W & 235.5 FT; S OF NE COR OF SE 1/4 OF SE 1/4 TH S 50 FT; TH W 150 FT; TH N 50 FT. TH E 150 FT TO POB. .1722 A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

50' X 150'

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL	\$1.8/SQFT	0.17	Acres	78408	100			13,486
		0.17	Total Acres		Total Est.		Land Value =	13,486

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	29.69	50	50	742
Total Estimated Land Improvements True Cash Value =				742

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1967

(11) Heating System: Wall Furnace

Ground Area = 720 SF Floor Area = 720 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost	New	Depr. Cost
Main Home	Ribbed	Metal	720			
			Total:	39,625		13,869

Other Additions/Adjustments

Skirting, Concrete Block	144	2,553	894

Porches

CCP (1 Story)	288	5,521	1,932

Water/Sewer

Public Sewer	1	1,152	403

Water Well, 100 Feet	1	5,150	1,802

Built-Ins

Appliance Allow.	1	1,607	562

Deck

w/Roof (Roof portion)	216	2,894	1,013

Local Cost Items

SANITARY SEWER	1	0	0	*83% Good

Totals:	58,502	20,475

Notes: Travelo Ser #26485

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 19,247

2026 Est. T.C.V. 009-012-015-00 = 33,475

Est. TCV/Total Floor Area = 46.49, Most recent sale 05/11/2022 for 52,000

2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM	
	14,900		14,900	14,900	14,900	2.70	
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		1,800	0	0	402	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	16,700		16,700	16,700	15,302	15,302	15,302

009-012-016-00 2026 Est. T.C.V. VENHUIZEN PHILLIP D & ANNA C
 Property Class: 401 6022 W JAMES DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 12 T22N R8W BEG AT A PT 75 FT W & 285.5 FT S OF NE COR OF SE 1/4 OF SE 1/4
 TH S 50 FT; W 150 FT; TH N 50 FT; TH E 150 FT; TO POB. .1722 A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL \$1.8/SQFT			0.17 Acres		78408	100		13,486
			0.17 Total Acres				Total Est. Land Value =	13,486

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	448	0	0
Wood Frame	28.69	80	50	1,147
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,097

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1983

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 984 SF Floor Area = 984 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	984		
			Total:	120,858	82,182

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	806
3 Fixture Bath	1	3,721	2,530

Garages

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

Base Cost	528	20,217	13,748
Common Wall: 1 Wall	1	-2,421	-1,646

Water/Sewer

Public Sewer	1	1,300	884
Water Well, 100 Feet	1	5,415	3,682

Built-Ins

Appliance Allow.	1	1,897	1,290

Local Cost Items

SANITARY SEWER	1	0	0	*90% Good

Totals: 152,172 103,476

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 127,275

2026 Est. T.C.V. 009-012-016-00 = 142,858

Est. TCV/Total Floor Area = 145.18, Most recent sale 09/05/2014 for 67,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
62,600	62,600	62,600	37,993	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,800	0	1,025	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
71,400	71,400	71,400	39,018	39,018	39,018

009-012-017-00	2026 Est. T.C.V.	GROVE PARK ENTERPRISES LLC
Property Class: 401		6252 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W S 1/2 OF SE 1/4 OF SE 1/4 EXC PLAT OF VI-MY-KA & EXC BEG AT NW
COR LOT 5, TH S 477 FT, W 309 FT, N 477 FT, E 309 FT TO POB. 9.25 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600			9.25 Acres		5600	100		51,800
			9.25 Total Acres				Total Est. Land Value =	51,800

2026 Est. T.C.V. 009-012-017-00 = 51,800

Est. TCV/Total Floor Area = 52.64, Most recent sale 04/24/2024 for 95,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
23,100	23,100	23,100	23,100	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,800	0	623	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
25,900	25,900	25,900	23,723	23,723 0

009-012-018-00	2026 Est. T.C.V.	COOL INVESTMENT LLC
Property Class: 201		1960 S MOREY RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 12 T22N R8W BEG S 01 DEG 48'00" E 158.27 FT FROM NW COR LOT 5 VI-MY-KA, TH
S 01 DEG 48'00" E 210 FT, S 88 DEG 12'00" W 308.85 FT, N 01 DEG 48'00" E 210 FT,
N 88 DEG 12'00" E 308.85 FT TO POB. 1.4889A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	210.00	308.00	1.0000	0.0000	0	100*		0
COMMERCIAL <2A M/L		1.49 Acres	18000	100				26,730
* denotes lines that do not contribute to the total acreage calculation.								
210 Actual Front Feet, 1.49 Total Acres								Total Est. Land Value = 26,730

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.98	35750	100	106,535
Total Estimated Land Improvements True Cash Value =				106,535

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1980

Costs are taken from the Stores - Warehouse Discount cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: S Quality: Average
Stories: 1 Story Height: 14 Perimeter: 500

Base Rate for Upper Floors = 52.87

(10) Heating system: Package Heating & Cooling Cost/SqFt: 16.04 100%
Adjusted Square Foot Cost for Upper Floors = 68.91

Total Floor Area: 17,296 Base Cost New of Upper Floors = 1,191,868

Reproduction/Replacement Cost = 1,191,868

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 417,154

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercials

Item Description	Cost	# or	Height	Storys			
	Col.	Rate	SqFt	Adj.	Adj.		Cost

(39) Miscellaneous
Canopies & Marquees:
Wood Frame

1 Up 32.50 1170 1.000 1.000 38,025

Total Cost of Lump-Sum Items = 38,025

Total Cost New = 38,025

Architectural Multiplier: 0.25

Reproduction/Replacement Cost = 9,506

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 3,327

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
STEEL SHIPPING DOCK	22.58	108	1.00	94	2,292

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 1 = 448,139
Replacement Cost/Floor Area= 69.60 Est. TCV/Floor Area= 25.91

Total Estimated True Cash Value of Commercial/Industrial Buildings = 448,139

2026 Est. T.C.V. 009-012-018-00 = 581,404

Est. TCV/Total Floor Area = 33.61, Most recent sale 01/08/2008 for 350,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
215,800	215,800	215,800	130,967	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-012-018-00

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0	74,900	0	0	3,536	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
290,700	290,700	290,700	134,503	134,503	0

009-012-018-25	2026 Est. T.C.V.	DYKEMA EXCAVATORS INC ETAL
Property Class: 202		S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W BEG AT NW COR LOT 5 PLAT OF VI-MY-KA S 01 DEG 48'00" E 158.27 FT, S 88 DEG 12'00" W 308.85 FT, N 01 DEG 48'00" W 167.97 FT, E 309 FT TO POB.
1.1568A. 17/48 DYKEMA EXCAVATORS INC 2023-, 17/48 BRANDT 2000-01485, 14/48 COOL INVESTMENT LC 2019-02910, 2022-040290 AMEND

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE	0 168.00	308.00	1.0000	0.0000	0	100*		0
COMMERCIAL <2A M/L		1.19 Acres	18000	100				21,384
* denotes lines that do not contribute to the total acreage calculation.								
168 Actual Front Feet, 1.19 Total Acres Total Est. Land Value =								21,384

2026 Est. T.C.V. 009-012-018-25	=	21,384

Est. TCV/Total Floor Area = 1.24, Most recent sale 02/07/2023 for 250,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
10,700	10,700	10,700	10,700	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
10,700	10,700	10,700	10,988	10,700	0

009-012-018-75 2026 Est. T.C.V. BRANDT GREGORY A & JEANENE S TTEE
 Property Class: 201 1964 S MOREY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 12 T22N R8W PCL A, BEG AT NE COR LOT 10 VI-MY-KA, TH W 127.91 FT, N 01 DEG 48' 00" W 4.71 FT, S 88 DEG 12'00" W 150 FT TO A PT ON N LINE LOT 13, W 31.02 FT TO NW COR LOT 13, N 01 DEG 48'00" W 31.8 FT, N 88 DEG 12'00" E 86.43 FT, N 01 DEG 48'00" W 7.25 FT, N 88 DEG 12' 00" E 222.42 FT, S 01 DEG 48' 00" E 48.75 FT TO POB. .29 A M/L

SPLIT ON 07/02/2008 INTO 009-012-018-85;

Split/Comb. on 07/02/2008 completed 07/02/2008 RAY ;
 Parent Parcel(s): 009-012-018-75;
 Child Parcel(s): 009-012-018-85;

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	49.00	308.00	1.0000	0.0000	0	100*		0
COMMERCIAL <2A M/L			0.35 Acres		18000	100		6,228
* denotes lines that do not contribute to the total acreage calculation.								
49 Actual Front Feet, 0.35 Total Acres Total Est. Land Value =								6,228

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.86	7100	100	20,306
Total Estimated Land Improvements True Cash Value =				20,306

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1980

Costs are taken from the Stores - Warehouse Discount cost schedules.

<<<<< Calculator Cost Computations >>>>>
 Class: D Quality: Average
 Stories: 1 Story Height: 14 Perimeter: 187

Base Rate for Upper Floors = 59.32

(10) Heating system: Package Heating & Cooling Cost/SqFt: 18.28 100%
 Adjusted Square Foot Cost for Upper Floors = 77.60

Total Floor Area: 3,845 Base Cost New of Upper Floors = 298,372

Reproduction/Replacement Cost = 298,372
 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
 Total Depreciated Cost = 104,430

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 1 = 110,696
 Replacement Cost/Floor Area= 77.60 Est. TCV/Floor Area= 28.79

Total Estimated True Cash Value of Commercial/Industrial Buildings = 110,696

2026 Est. T.C.V. 009-012-018-75 = 137,230

Est. TCV/Total Floor Area = 35.69

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
49,700	49,700	49,700	33,811	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	18,900	0	0	912	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
68,600	68,600	68,600	34,723	34,723	0	

009-012-018-85 2026 Est. T.C.V. BRANDT GREGORY A & JEANENE S TTEE
 Property Class: 201 1964 S MOREY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 12 T22N R8W PCL B, BEG N 01 DEG 48' 00" W 48.75 FT FROM NE COR LOT 10
 VI-MY-KA SUB, TH S 88 DEG 12' 00" W 222.42 FT, S 01 DEG 48' 00" E 7.25 FT, S 88
 DEG 12' 00" W 86.43 FT, N 01 DEG 48' 00" W 67.23 FT, N 88 DEG 12' 00" E 308.85
 FT, S 01 DEG 48' 00" E 59.98 FT TO POB. .44 A M/L 2022-040290 AMEND
 SPLIT ON 07/02/2008 FROM 009-012-018-75;

Split/Comb. on 07/02/2008 completed 07/02/2008 RAY ;
 Parent Parcel(s): 009-012-018-75;
 Child Parcel(s): 009-012-018-85;

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	60.00	309.00	1.0000	0.0000	0	100*		0
COMMERCIAL <2A M/L			0.43 Acres		18000	100		7,668
* denotes lines that do not contribute to the total acreage calculation.								
60 Actual Front Feet, 0.43 Total Acres Total Est. Land Value =								7,668

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.77	7200	100	19,944
Total Estimated Land Improvements True Cash Value =				19,944

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1980

Costs are taken from the Stores - Warehouse Discount cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: S Quality: Average
 Stories: 1 Story Height: 14 Perimeter: 242

Base Rate for Upper Floors = 55.95

(10) Heating system: Package Heating & Cooling Cost/SqFt: 16.97 100%
 Adjusted Square Foot Cost for Upper Floors = 72.92

Total Floor Area: 6,105 Base Cost New of Upper Floors = 445,177

Reproduction/Replacement Cost = 445,177
 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
 Total Depreciated Cost = 155,812

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 1 = 165,161
 Replacement Cost/Floor Area= 72.92 Est. TCV/Floor Area= 27.05

Total Estimated True Cash Value of Commercial/Industrial Buildings = 165,161

2026 Est. T.C.V. 009-012-018-85 = 192,773

Est. TCV/Total Floor Area = 31.58

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
67,900	67,900	67,900	53,457	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	28,500	0	1,443	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
96,400	96,400	96,400	54,900	54,900	0	

009-012-019-00 2026 Est. T.C.V. SMITH JILL E TRUST
 Property Class: 401 LAKE TOWNSHIP 6916 W JENNINGS RD
 Map #: LAKE CITY, MI 49651

SEC 12 T22N R8W THAT PART OF PCL A OF THE SURVEY RECORDED IN LIBER S-3P200 LYING
 N OF A LIE GEG S89DEG56'38"E 400FT & N01DEG27'40"W 1023.65 FT FROM SW COR SEC12
 TH N76DEG49'38"E TO E LINE PCL A EXC BEG S89DEG56'38"E& N01DEG 27'4"W 1378.65FT
 FROM SW COR SEC 12 TH N58DEG01'53"E 250FT, S 05DEG25'52"E 325.42FT,
 S76DEG49'38"W 255 FT N01DEG27'40"W 280FT TO POB. 2.23 A M/L
 SPLIT ON 10/22/2019 PART TO 009-012-019-10
 FORMERLY SEC 12 T22N R8W PCL A OF THE SURVEY RECORDED IN LIBER S-3 PG 200 EXC
 BEG S 89 DEG 56'38"E 440 FT & N 01 DEG 27'40"W 1378.65 FT FROM SW COR SEC 12 TH
 N 58 DEG 01'53"E 250 FTS 05 DEG 25'52"E 325.42 FT, S 76 DEG 49'38"W 255 FT, N 01
 DEG 27'40"W 280 FT TO POB. 13.42A.

Split/Comb. on 10/22/2019 completed 10/22/2019 TIM ;
 Parent Parcel(s): 009-012-019-00;
 Child Parcel(s): 009-012-019-10;

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	210.00	100.00	0.7018	0.7079	5000	100		521,702
BACK 50' @ 500	65.00	1171.43	0.6530	2.2886	500	100		48,569
275 Actual Front Feet, 2.23 Total Acres Total Est. Land Value =								570,271

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	3737	0	0
Wood Frame	27.96	120	50	1,677

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements True Cash Value =				2,677

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

(11) Heating System: No Heating/Cooling
 Ground Area = 560 SF Floor Area = 560 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	560		
Total:				67,622	37,191

Other Additions/Adjustments

Deck					
Treated Wood		96	2,297	1,263	

Built-Ins

Appliance Allow.	1	1,607	884		
Totals:				71,526	39,338

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 66,874

Cost Est. for Res. Bldg: 2 Single Family GRG Cls C Blt 2019

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost

Parcel Number: 009-012-019-00

Page: 2

Other Additions/Adjustments

Plumbing

3 Fixture Bath	1	-4,478	-4,254

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	1920	45,408	43,138
No Concrete Floor	1920	-12,499	-11,874

Totals:	28,431	27,010

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.300 => TCV:	35,113

Cost Est. for Res. Bldg: 3 Single Family 1S	Cls D	Blt 1950

(11) Heating System: Wall/Floor Furnace

Ground Area = 1000 SF Floor Area = 1000 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,000		
Total:				106,524	58,588

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	949	522

Porches

WSEP (1 Story)	192	8,004	4,402
Foundation: Shallow	192	-1,183	-651

Water/Sewer

Public Sewer	1	1,107	609
Water Well, 200 Feet	1	8,973	4,935

Built-Ins

Appliance Allow.	1	1,543	849

Local Cost Items

SANITARY SEWER	1	0	0	*91% Good

Totals:	125,917	69,254

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:	117,731

Cost Est. for Res. Bldg: 4 Single Family 1S	Cls D	Blt 0

(11) Heating System: Electric Baseboard

Ground Area = 504 SF Floor Area = 504 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	504		
Total:				63,833	35,106

Other Additions/Adjustments

Deck

Treated Wood	55	1,716	944

Built-Ins

Parcel Number: 009-012-019-00

Page: 3

Appliance Allow.	1	1,607	884

Totals:	67,156	36,934

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:	62,788

Cost Est. for Res. Bldg: 5 Single Family GRG	Cls D	Blt 0

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

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

Plumbing

3 Fixture Bath	1	-3,128	-1,877

Deck

Treated Wood	276	4,714	2,828

Garages

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

Base Cost	600	18,690	11,214

Totals:	20,276	12,165

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.300 => TCV:	15,815

2026 Est. T.C.V. 009-012-019-00

= 871,203

Est. TCV/Total Floor Area = 422.09

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
430,100	430,100	430,100	166,188	2.70		
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	5,500	0	0	4,487	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
435,600	435,600	435,600	170,675	170,675	0	

009-012-019-10	2026 Est. T.C.V.	SMITH JILL E TRUST
Property Class: 102		6916 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

THAT PART OF PCL A OF THE SURVEY RECORDED IN LIBER S-3P200 LYING S'LY OF A LINE
 BEG S89DEG56'38" E440FT & N01DEG27'40"W 1023.65 FT FROM SW COR OF SEC 12 TH
 N76DEG49'38"E TO THE E LINE OF PCL A SEC12 T22NR8W 11.19A M/L
 SPLIT ON 10/22/2019 FROM 009-012-019-00;

Split/Comb. on 10/22/2019 completed 10/22/2019 TIM ;
 Parent Parcel(s): 009-012-019-00;
 Child Parcel(s): 009-012-019-10;

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 8 - 17 Acres		9.19 Acres	3800	100				34,922
AGRICULTRU SURPLUS 2600/		1.00 Acres	2600	100				2,600
AGRICULTRU ROW		1.00 Acres	0	100				0
		11.19 Total Acres			Total Est.		Land Value =	37,522

2026 Est. T.C.V. 009-012-019-10 = 37,522

Est. TCV/Total Floor Area = 18.18

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
15,900	15,900	15,900	15,900	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	0	429	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,800	18,800	18,800	16,329	16,329	16,329	

009-012-019-35	2026 Est. T.C.V.	AVIATIEK LLC
Property Class: 401		6916 W JENNINGS RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 12 T22N R8W
 BEG S 89 DEG 56'38"E 440 FT & N 01 DEG 27'40"W 1378.65 FT FROM SW COR OF SEC 12,
 TH N 58 DEG 01'53"E 75 FT, S 03 DEG 35' 42"E 302.53 FT, S 76 DEG 48'38"W 77.5 FT
 N 01 DEG 27'40"W 280 FT TO POB. ALSO E 5.89 FT OF N 791.25 FT OF W 440 FT OF
 GOVT LOT 4. .577 A

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	80.89	290.00	1.0771	0.8305	5000	100		361,794
81 Actual Front Feet, 0.54 Total Acres								Total Est. Land Value = 361,794

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	340	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	94	1,880
Total Estimated Land Improvements True Cash Value =				1,880

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 10 Blt 1996

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1632 SF Floor Area = 1632 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Basement	1,632		
			Total:	267,265	200,445

Other Additions/Adjustments

Basement Living Area	1000	35,170	26,377
Basement, Outside Entrance, Below Grade	1	2,727	2,045

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	2	8,956	6,717

Porches

WPP	536	9,509	7,132
WPP	174	4,479	3,359

Deck

Treated Wood	70	2,038	1,528

Garages

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

Base Cost	936	33,874	25,405
Door Opener	2	1,054	790

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 100 Feet	1	5,734	4,300

Built-Ins

Appliance Allow.	1	2,713	2,035

Fireplaces

Prefab 1 Story	1	2,542	1,906

Local Cost Items

SANITARY SEWER	1	0	0	*85% Good

Totals: 378,948 284,204

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 483,147

2026 Est. T.C.V. 009-012-019-35 = 846,821

Est. TCV/Total Floor Area = 518.89, Most recent sale 05/25/2016 for 470,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
388,600	388,600	388,600	279,310	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	34,800	0	7,541	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
423,400	423,400	423,400	286,851	286,851	0

009-012-019-40	2026 Est. T.C.V.	AVIATIEK LLC
Property Class: 401		6834 W JENNINGS RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 12 T22N R8W BEG S 89 DEG 56'38"E 440 FT & N 01 DEG 27'40"W 1378.65 FT & N 58 DEG 01'53"E 150 FT FROM SW COR OF SW 1/4 TO POB TH N 58 DEG 01'53"E 100 FT, S 06 DEG 58'35"E 356.73 FT, S 76 DEG 48'38"W 100 FT, N 05 DEG 25'52"W 325.42 FT TO POB. .74A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	100.00	341.00	1.0000	0.8510	5000	100		425,484
100 Actual Front Feet, 0.78 Total Acres								Total Est. Land Value = 425,484

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.89	169	95	3,996
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				6,421

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 10 Blt 1968

(11) Heating System: Forced Heat & Cool
 Ground Area = 2614 SF Floor Area = 4860 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Block	Slab	1,879		
1.5 Story	Siding	Slab	735		
Total:				536,714	348,840

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,366	888
3 Fixture Bath	2	8,601	5,591
2 Fixture Bath	1	2,878	1,871

Porches

CCP (1 Story)	76	2,227	1,448
CGEP (1 Story)	61	5,495	3,572
WPP	175	4,316	2,805
CPP	64	1,482	963

Water/Sewer

Public Sewer	1	1,407	915
Water Well, 100 Feet	1	5,507	3,580

Built-Ins

Appliance Allow.	1	2,605	1,693

Fireplaces

Interior 2 Story	1	6,261	4,070

Local Cost Items

SANITARY SEWER	1	0	0	*71% Good

Totals: 578,859 376,236

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 639,601

2026 Est. T.C.V. 009-012-019-40 = 1,071,506
 Est. TCV/Total Floor Area = 220.47, Most recent sale 01/18/2011 for 295,000
 2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-012-019-40

Page: 2

	509,500	509,500	509,500	282,110	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	26,300	0	0	7,616	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	535,800	535,800	535,800	289,726	289,726	0

009-012-019-45
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MOLITOR JOHN H & MARIE L TRUST
6894 W JENNINGS RD
LAKE CITY, MI 49651

SEC 12 T22N R8W BEG S 89 DEG 56'38"E 440 FT & N 01 DEG 27'40"W 1378.65 FT & N 58
DEG 01'53"E 75 FT FROM SW COR OF SW 1/4 TH N 58 DEG 01'53"E 75 FT, S 05 DEG
25'52"E 325.42 FT, S 76 DEG 48'38"W 77.5 FT, N 03 DEG 35'42"W 302.53 FT TO POB.
.52A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	75.00	302.02	1.1059	0.8356	5000	100		346,549
75 Actual Front Feet, 0.52 Total Acres					Total Est.		Land Value =	346,549

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1600	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 10 Blt 1995

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1320 SF Floor Area = 3436 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost	New	Depr.	Cost
2 Story	Siding	Basement	1,320				
1 Story	Siding	Overhang	796				
			Total:		415,896		291,154

Other Additions/Adjustments

Recreation Room	1300	24,661	12,330

Basement, Outside Entrance, Below Grade	1	2,727	1,909

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135
2 Fixture Bath	1	2,996	2,097

Porches

WPP	510	9,058	6,341

Balcony

Wood Balcony	48	2,097	1,468

Garages

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

Base Cost	796	36,250	25,375
Common Wall: 2 Wall	1	-5,177	-3,624
Door Opener	2	1,054	738

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

Door Opener	2	1,054	738
Base Cost	2400	83,592	58,514

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Local Cost Items

Parcel Number: 009-012-019-45

Page: 2

SANITARY SEWER

1

0

0

*85% Good

Totals: 590,020 408,108

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 693,784

2026 Est. T.C.V. 009-012-019-45 = 1,042,833

Est. TCV/Total Floor Area = 303.50

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
494,300	494,300	494,300	251,554	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	27,100	0	0	6,791	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
521,400	521,400	521,400	258,345	258,345	258,345	

009-012-019-50	2026 Est. T.C.V.	ARDIS KEVIN PAUL &
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W PCL F OF SURVEY RECORDED IN BOOK OF SURVEYS S-3 PG 240. 14.71A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	20.00	262.00	1.7783	0.8996	250	100		7,999
Residentia 8 - 17 @\$5600		14.59 Acres			5600	100		81,704
20 Actual Front Feet, 14.71 Total Acres							Total Est. Land Value =	89,703

2026 Est. T.C.V. 009-012-019-50 = 89,703

Est. TCV/Total Floor Area = 26.11

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
39,700	39,700	39,700	10,140	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,200	0	273	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
44,900	44,900	44,900	10,413	10,413	0

009-012-019-52	2026 Est. T.C.V.	DOPP STEVEN & MISTY
Property Class: 401		6874 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W PCL A AS SHOWN IN BOOK OF SURVEYS S-3 PAGE 240. .45A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	72.00	258.00	1.1218	0.8161	5000	100		329,594
64 Actual Front Feet, 0.45 Total Acres								
Total Est. Land Value =								329,594

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.46	216	50	2,641
Wood Frame	27.96	120	50	1,677

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				5,268

2026 Est. T.C.V. 009-012-019-52 = 334,862

Est. TCV/Total Floor Area = 97.46, Most recent sale 12/30/2014 for 215,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
256,800	256,800	256,800	143,385	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	29,800	119,200	0	2,074	66,556	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
167,400	167,400	167,400	78,903	78,903	0	

009-012-019-60	2026 Est. T.C.V.	MCISAAC TIMOTHY P & PATRICIA L
Property Class: 401		6868 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W PCL B OF SURVEY RECORDED IN LIBER S-3 P240. .46A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	75.00	262.00	1.1059	0.8180	5000	100		339,238
75 Actual Front Feet, 0.45 Total Acres								339,238
Total Est. Land Value =								339,238

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	10.25	667	0	0
D/W/P: Patio Blocks	18.85	373	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	2	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls BC Blt 2015

(11) Heating System: Forced Heat & Cool

Ground Area = 1920 SF Floor Area = 2880 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,920		
Total:				454,044	408,637

Other Additions/Adjustments

Exterior

Stone Veneer	112	5,034	4,531

Plumbing

Average Fixture(s)	1	2,094	1,885
3 Fixture Bath	2	13,171	11,854
2 Fixture Bath	1	4,412	3,971

Porches

CCP (1 Story)	71	2,790	2,511
WPP	505	11,544	10,390
WSEP (1 Story)	207	14,324	12,892

Garages

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

Base Cost	474	31,895	28,705
Common Wall: 1 Wall	1	-3,005	-2,704
Door Opener	1	659	593
No Concrete Floor	237	-1,872	-1,685

Water/Sewer

Public Sewer	1	1,877	1,689
Water Well, 100 Feet	1	6,387	5,748

Built-Ins

Appliance Allow.	1	3,899	3,509

Fireplaces

Prefab 2 Story	1	4,445	4,000

Local Cost Items

GENERATOR	1	1	1	*95% Good

Totals: 551,699 496,527

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 844,096

2026 Est. T.C.V. 009-012-019-60 = 1,188,084

Est. TCV/Total Floor Area = 412.53

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
533,100	533,100	533,100	338,650	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	60,900	0	0	9,143	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
594,000	594,000	594,000	347,793	347,793	347,793	

009-012-019-70	2026 Est. T.C.V.	MCISAAC PAUL W & MARILYN
Property Class: 401		6862 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W PCL C OF SURVEY RECORDED IN LIBER S-3 P240. .46A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	75.00	262.00	1.1059	0.8180	5000	100		339,238
75 Actual Front Feet, 0.45 Total Acres								
Total Est. Land Value =								339,238

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1503	0	0
D/W/P: Patio Blocks	15.58	60	0	0
D/W/P: Brick on Sand	18.00	40	0	0
Wood Frame	27.96	120	50	1,677
Wood Frame	24.96	192	50	2,396

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	2	95	4,750
Total Estimated Land Improvements True Cash Value =				8,823

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 1997

(11) Heating System: Forced Heat & Cool

Ground Area = 1439 SF Floor Area = 2297 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	840		
1 Story	Siding	Basement	599		
1 Story	Siding	Overhang	18		
Total:				330,662	247,983

Other Additions/Adjustments

Basement Living Area	1000	35,170	26,377

Exterior

Brick Veneer	160	2,650	1,987

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Deck

Treated Wood	416	6,452	4,839
Treated Wood	314	5,366	4,024
Treated Wood	233	4,418	3,313

Garages

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

Base Cost	624	30,457	22,843
Common Wall: 1.5 Wall	1	-3,883	-2,912
Door Opener	1	527	395

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 100 Feet	1	5,734	4,300

Built-Ins

Appliance Allow.	1	2,713	2,035

Porches

CCP (1 Story)	24	1,185	889

Parcel Number: 009-012-019-70

Page: 2

Local Cost Items

SANITARY SEWER

1

0

0

*87% Good

Totals: 428,816 321,596

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 546,713

2026 Est. T.C.V. 009-012-019-70 = 894,774

Est. TCV/Total Floor Area = 389.54, Most recent sale 10/01/1994 for 76,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
404,500	404,500	404,500	221,141	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	42,900	0	5,970	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
447,400	447,400	447,400	227,111	227,111	227,111	

009-012-019-80	2026 Est. T.C.V.	BERRY TIMOTHY J TRUST
Property Class: 401		6856 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W PCL D OF SURVEY RECORDED IN LIBER S-3 P240. .46A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	75.00	262.00	1.1059	0.8180	5000	100		339,238
75 Actual Front Feet, 0.45 Total Acres								339,238
Total Est. Land Value =								339,238

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1140	0	0
D/W/P: Flagstone/Sand	20.98	100	0	0
Wood Frame	27.13	140	50	1,899

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	2	95	4,750
Total Estimated Land Improvements True Cash Value =				6,649

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 1997

(11) Heating System: Forced Heat & Cool

Ground Area = 1303 SF Floor Area = 1674 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,303		
1 Story	Siding	Overhang	45		
Total:				259,721	220,745

Other Additions/Adjustments

Recreation Room	1031	19,558	16,624

Exterior

Brick Veneer	160	2,650	2,252

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	2	8,956	7,613
2 Fixture Bath	1	2,996	2,547

Porches

CCP (1 Story)	72	2,208	1,877
WGEP (1 Story)	100	10,201	8,671
WPP	776	12,059	10,250

Deck

Treated Wood	60	1,887	1,604

Garages

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

Base Cost	440	23,874	20,293
Common Wall: 1.5 Wall	1	-3,883	-3,301
Door Opener	1	527	448

Water/Sewer

Public Sewer	1	1,465	1,245
Water Well, 100 Feet	1	5,734	4,874

Built-Ins

Appliance Allow.	1	2,713	2,306

Fireplaces

2nd on Same Stack	1	4,280	3,638

Parcel Number: 009-012-019-80

Page: 2

Exterior 1 Story	1	6,387	5,429	
Local Cost Items				
GENERATOR	1	1	1	*100% Good
SANITARY SEWER	1	0	0	*88% Good
Totals:		362,756	308,325	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 524,153

2026 Est. T.C.V. 009-012-019-80				=	870,040
Est. TCV/Total Floor Area = 519.74, Most recent sale 12/10/2025 for 0					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
388,300	388,300	388,300	239,845	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
11,100	35,600	11,100	184,055	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
435,000	435,000	435,000	257,420	435,000	0

009-012-019-90 2026 Est. T.C.V. PERRIN ALLISON LEIGH CRISSMAN
 Property Class: 401 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

2017-00486 PARCEL E-2 THAT PART OF THE SOUTHWEST ONE-QUARTER (S- 1/4) OF SECTION TWELVE (12), T22N, RBW, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE SOUTH 89°56'38" EAST 1317.11 FEET ALONG THE SOUTH LINE OF SAID SECTION 12; THENCE NORTH 02°08'30" WEST 1444.34 FEET; THENCE NORTH 01°40'40" WEST 173.45 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 58°51'42" WEST 62.32 FEET; THENCE NORTH 19°15'23" WEST 67.44 FEET; THENCE NORTH 21°33'07" WEST 186.51 FEET TO AN INTERMEDIATE TRAVERSE LINE OF THE SHORE OF LAKE MISSAUKEE; THENCE ALONG SAID TRAVERSE LINE NORTH 58°01'53" EAST 84.32 FEET; THENCE LEAVING SAID TRAVERSE LINE SOUTH 22°02'04" EAST 187.49 FEET; THENCE SOUTH 01°40'40" EAST 75.80 FEET TO THE POINT OF BEGINNING. CONTAINING 0.57 ACRES AND INCLUDING ALL LANDS LYING BETWEEN SAID INTERMEDIATE TRAVERSE LINE AND THE SHORE OF LAKE MISSAUKEE. TOGETHER WITH AND SUBJECT TO A 66.00-FOOT WIDE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES, AS SHOWN IN SURVEY LIBER S-3, PAGES 268-270, MISSAUKEE COUNTY RECORDS; SUBJECT TO EASEMENTS AND BUILDING AND USE RESTRICTIONS OF RECORD, INCLUDING BUT NOT LIMITED TO THE RESTRICTIONS FOUND IN THE STIPULATION AND ORDER ENTERED IN FILE NO. 92-2842-CK, MISSAUKEE COUNTY CIRCUIT COURT.

FORMERLY DESCRIBED AS BEG S89°56'38" E 1317.11', N 02°08'30"W 1444.34', N01°40'40"W 173.45' FROM SW COR OF SW ¼, TH S58°51'42"W 62.32', N19°15'23"W 67.44', N21°33'07"W 186.51', N58°01'53" E 84.32', S22°02'04"E 187.49', S01°40'40"E 75.8' TO POB. SEC12T22NR8W .57A
 SPLIT ON 10/27/2016 TO 009-012-019-95;
 FORMERLY SEC 12 T22N R8W PCL E OF SURVEY RECORDED IN LIBER S-3 P240. .84A.

Split/Comb. on 10/27/2016 completed 10/27/2016 TIM ;
 Parent Parcel(s): 009-012-019-90;
 Child Parcel(s): 009-012-019-95;

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	84.32	294.46	1.0615	0.8324	5000	100		372,546
84 Actual Front Feet, 0.57 Total Acres							Total Est. Land Value =	372,546

Land Improvement Cost Estimates

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

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

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Deck					
	Treated Wood		80	2,182	1,746
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
	Base Cost		390	18,412	14,730
Totals:				20,594	16,476

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.300 => TCV: 21,419

Parcel Number: 009-012-019-90

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2026 Est. T.C.V. 009-012-019-90	=	394,915
Est. TCV/Total Floor Area = 0.00		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
189,400 189,400 189,400	30,237	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 8,100 0	0	816 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
197,500 197,500 197,500	31,053	31,053 0

009-012-019-95
Property Class: 402
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

ARDIS KEVIN P & BRIGID M TRUSTS
W LAKEVIEW DR
LAKE CITY, MI 49651

2017-00458 PARCEL E-1 THAT PART OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION TWELVE (12), T22N, RBW, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE SOUTH 89°56'38" EAST 1317.11 FEET ALONG THE SOUTH LINE OF SAID SECTION 12; THENCE NORTH 02°08'30" WEST 1444.34 FEET; THENCE NORTH 01°40'40N WEST 173.45 FEET; THENCE SOUTH 58°51'42" WEST 62.32 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 58°51'42" WEST 62.32 FEET; THENCE NORTH 21°30'06" WEST 252.53 FEET TO AN INTERMEDIATE TRAVERSE LINE OF THE SHORE OF LAKE MISSAUKEE; THENCE ALONG SAID TRAVERSE LINE NORTH 58°01'53" EAST 65.00 FEET; THENCE LEAVING SAID TRAVERSE LINE SOUTH 21°33'07" EAST 186.51 FEET; THENCE SOUTH 19°15'23" EAST 67.44 FEET TO THE POINT OF BEGINNING. CONTAINING 0.45 ACRES AND INCLUDING ALL LANDS LYING BETWEEN SAID INTERMEDIATE TRAVERSE LINE AND THE SHORE OF LAKE MISSAUKEE. TOGETHER WITH AND SUBJECT TO A 66.00-FOOT WIDE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES, AS SHOWN IN SURVEY LIBER S-3, PAGES 268-270, MISSAUKEE COUNTY RECORDS; SUBJECT TO EASEMENTS AND BUILDING AND USE RESTRICTIONS OF RECORD, INCLUDING BUT NOT LIMITED TO THE RESTRICTIONS FOUND IN THE STIPULATION AND ORDER ENTERED IN FILE NO. 92-2842-CK, MISSAUKEE COUNTY CIRCUIT COURT.

FORMERLY DESCRIBED AS BEG S89°56'38"E 1317.11', N02°08'30"W 1444.34' N01°40'40"W 173.45', S58°51'42"W 62.32' FROM SW COR OF SW1/4, TH S58°51'42"W 62.32', N21°30'06"W 252.53', N58°01'53" E 65', S21°33'07"E 186.51', S19°15'23"E 67.44' TO POB
SPLIT/COMBINED ON 10/27/2016 FROM 009-012-019-90;

Split/Comb. on 10/27/2016 completed 10/27/2016 TIM ;
Parent Parcel(s): 009-012-019-90;
Child Parcel(s): 009-012-019-95;

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	65.00	301.57	1.1627	0.8354	5000	100		315,698
65 Actual Front Feet, 0.45 Total Acres							Total Est. Land Value =	315,698

2026 Est. T.C.V. 009-012-019-95 = 315,698

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
135,800	135,800	135,800	77,066	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	22,000	0	0	2,080	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
157,800	157,800	157,800	79,146	79,146	0	

009-012-020-00	2026 Est. T.C.V.	OHLE RICHARD L & NANCY L TRUST
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W BEG AT INTER OF N'LY LINE OF LAKEVIEW ST WITH W LINE MISS HTS
 2 TH N 0 DEG 05' 30" W 199.98 FT TO NW COROUTLOT B TH S 69 DEG 33' W 69.57 FT TH
 S 20 DEG 27' E 187.49 FT TO POB WITH RIPARIAN RIGHTS, PT GOV'T LOT 4. .1584 A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	24.00	193.00	1.0000	0.9876	1300	100		30,813
24 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	30,813

2026 Est. T.C.V. 009-012-020-00	=	30,813

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
17,800	17,800	17,800	14,104	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-2,400	0	0	380	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,400	15,400	15,400	14,484	14,484	0	

009-012-021-00	2026 Est. T.C.V.	KOPECK THOMAS R & SUSAN M
Property Class: 402		W RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W ALL LAND BEG AT A PT WHERE TH S BDRY LINE OF LOT 33 IN PLAT OF MISSAUKE HEIGHTS 2 INTERS WITH A LINE PROJECTED DUE S OF SE'LY COR OF LOT 9 OF SAID PLAT, TH DUE S TO THE N BDRY OF PENN RR R/W TH W ALONG SAID R/W TO A PT TH ON DUE S OF THE SW'LY COR, OF LOT 49 IN SAID PLAT, TH NE'LY ALONG S'LY BDRY LINE OF LOTS 49& 33 OF SAID PLAT TO THE PT OF BEG ALL IN GOV'T LOT 3. 11.2 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors * 656' X 743.707'

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	200.00	400.00	1.0000	1.0000	110	100		22,000
Residentia 8 - 17 @\$5600		9.36 Acres			5600	100		52,433
200 Actual Front Feet, 11.20 Total Acres					Total Est.		Land Value =	74,433

2026 Est. T.C.V. 009-012-021-00 = 74,433

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/10/2019 for 45,333

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
32,400	32,400	32,400	22,733	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	4,800	0	0	613	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,200	37,200	37,200	23,346	23,346	0	

BRANNAN KAREN S
W RAILROAD ST
LAKE CITY, MI 49651

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

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3	Fixture Bath		1	-6,585	-5,926
Garages					
Class: BC Exterior: Pole (Unfinished)					
	Door Opener		3	1,976	1,778
	Base Cost		2066	64,501	58,051
Totals:				59,892	53,903

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 66,301

2026 Est. T.C.V. 009-012-022-00				=	97,590	
Est. TCV/Total Floor Area = 0.00, Most recent sale 09/03/2010 for 25,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
42,500	42,500	42,500	23,996	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,300	0	0	647	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,800	48,800	48,800	24,643	24,643	0	

009-012-022-08	2026 Est. T.C.V.	WINKEL FAMILY TRUST
Property Class: 401		6525 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2016-03077 COMMENCING AT THE S 1/4 CORNER OF SECTION 12, T22N, R8W; THENCE N00DEG11'30"W 1373.95 FEET; THENCE N00DEG07'29"W 159.99 FEET; THENCE N00DEG14'16"W 131.76 FEET; THENCE S80DEG01'51"W 34.18 FEET; THENCE N00DEG25'20"W 200.07 FEET TO THE POINT OF BEGINNING; THENCE S79DEG59'30"W 124.19 FEET; THENCE N00DEG24'06"E 199.60 FEET; THENCE N79DEG58'46"E 63.85 FEET TO A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 49.75 FEET AND A CHORD BEARING AND DISTANCE OF S50DEG26'34"E 76.56 FEET ALONG SAID CURVE A LENGTH OF 87.36 FEET; THENCE S00DEG24'20"W 140.37 FEET TO THE POINT OR BEGINNING.

SPLIT/COMBINED ON 08/31/2016 FROM 009-012-022-00;

FORMERLY PART OF 012-022-00 AS SEC 12 T22N R8W BEG N 0 DEG 23' 24" E 1373.95 FT, N 0 DEG 27' 25" E 159.99 FT, N 0 DEG 20'28"E 131.76 FT, S 80 DEG 36'48"W 34.18 FT & N 01 DEG 00'00"E 200 FT FROM S 1/4 COR, TH S 80 DEG 37'17"W 248.27 FT, N 0 DEG 56'36"E 199.56 FT, N 80 DEG 35'14"E 188.20 FT, S 49 DEG 44'16"E 76.60 FT, S 01 DEG 00'00"W 140.37 FT TO POB. 1.10A. 2011 PARCEL 009-012-022-00 SPLIT ON 02/23/2011

Split/Comb. on 08/31/2016 completed 08/31/2016 TIM SPLIT TO 012-022-80;
 Parent Parcel(s): 009-012-022-00;
 Child Parcel(s): 009-012-022-80;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	124.16	199.60	1.1266	0.8405	250	100	29,391
124 Actual Front Feet, 0.57 Total Acres					Total Est. Land Value =		29,391

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	1088	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2019

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

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

Plumbing

3 Fixture Bath	1	-4,478	-4,254

Garages

Class: C Exterior: Pole (Unfinished)			
Base Cost	2304	54,490	51,765
Totals:		50,012	47,511

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 58,439

2026 Est. T.C.V. 009-012-022-08	=	92,830
Est. TCV/Total Floor Area = 0.00, Most recent sale 09/16/2016 for 11,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		

Parcel Number: 009-012-022-08

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	40,500		40,500		40,500		29,287		2.70	
2026	New	Eq.	Adjustment		Loss		Additions		Tax Adjustment	Losses
		0	5,900		0		0		790	0
2026	Assessed		MBOR		S.E.V.		Capped		->Taxable<-	PRE/MBT
		46,400	46,400		46,400		30,077		30,077	0

009-012-022-15	2026 Est. T.C.V.	ALLEN MICHAEL J & CYNTHIA L TRUST
Property Class: 401		W RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2011 ROLL SPLIT - 1.10 AC WITH PARENT SPLIT 1.12 CHILD 009-012-022-15

SEC 12 T22N R8W: COMM AT S1/4 CNR SAID SEC; THENCE N 00°23'24"E, 1373.95 FT;
 THENCE N 00°27'25"E, 159.99FT: THENCE N 00°20'38"E 131.76 FT; THENCE S 80°36'48"
 W 34.18 FT; THENCE N 01°00'00"E 200.00 FT TO POB; THENCE S80°37'17" W 248.27 FT
 THENCE N 00°56'36"E 199.56 FT; THENCE N 80°35'14"E 188.20 FT TO A CURVE TO THE
 RIGHT SAID CURVE HAVING A RADIUS OF 49.75 FT, AND A CHORD BEARING AND DISTANCE
 OF S49°44'16"E 76.60 FT ALONG SAID CURVE A LENGTH 87.15 FT; THENCE S01°00'00"W
 140.37 FT TO POB. CONTAINING 1.10 AC MOL

FORMERLY

SEC 12 T22N R8W THAT PART OF E'LY 1/2 OF GOV'T LOT 3 E OF A LINE RUNNING DUE S
 FROM SE COR OF LOT 9 PLAT OF MISSAUKEE HTS NO 2, EXC PLAT OF MISSAUKEE HTS NO 2
 & EXC COMM AT S 1/4 COR, N 0 DEG 23' 24" E 1373.95 FT, TH N 0 DEG 27' 25" E
 159.99 FT, TH S 70 DEG 01' 45" W 37.55 FT TO POB, TH N 01 DEG 00' E 139.05 FT, S
 80 DEG 37' 40" W 248.07 FT, S 01 DEG 00' W 187.92 FT, N 70 DEG 01' 45" E 261.33
 FT TO POB. 2.612 A.
 SPLIT ON 02/19/2011 FROM 009-012-022-00;

SPLIT/COMB. ON 02/19/2011 COMPLETED 02/19/2011 POLLY TAXPAYER REQUEST;
 PARENT PARCEL(S): 009-012-022-00;
 CHILD PARCEL(S): 009-012-022-15;

2011 ROLL SPLIT - 1.10 AC WITH PARENT SPLIT 1.12 CHILD 009-012-022-15

PARCEL # 2: 57-009-033-006-79

RANCH HOUSE ON CRAWL SPACE.

THE EAST 300 FT. OF THE WEST 690 FT. EXCEPT THE EAST 170 FT. THEREOF, OF THE SW
 X OF THE NE X LYING SOUTH OF HWY. M-55 AND EXCEPT THE SOUTH 250 FT. THEREOF. SEC
 33 T22N R8W, .67 ACRES + OR -.

PARCEL # 3: 57-009-033-006-70

BACK PARCEL WITH 2 DUPLEXES.

THE SOUTH 250 FT. OF THE EAST 300 FT. OF THE WEST 690 FT. OF THE SW X OF THE NE
 X LYING SOUTH OF HWY M-55 SEC 33 T22N R8W. 1.72 ACRES +OR-.

PARCELS #1 AND #2 ARE OWNED BY JIM AND PAT SPRAGG.

PARCEL # 3 IS OWNED BY THE HICKS.

2011 ROLL SPLIT - 1.10 AC WITH PARENT SPLIT 1.12 CHILD 009-012-022-15

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

2011 SPLIT PARLCEL 1

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	200.00	248.91	1.0000	0.8882	250	100		44,409
200 Actual Front Feet, 1.14 Total Acres							Total Est. Land Value =	44,409

2026 Est. T.C.V. 009-012-022-15 = 44,409

Est. TCV/Total Floor Area = 0.00, Most recent sale 02/11/2011 for 14,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
17,800	17,800	17,800	7,630	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,400	0	206	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
22,200	22,200	22,200	7,836	7,836	0	

009-012-022-30	2026 Est. T.C.V.	KOPECK FAMILY TRUST
Property Class: 402		W RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W W'LY 810.44 FT OF FORMER C & LC RR R/W LYING OVER & ACROSS SE 1/4 OF SW 1/4 & GOV'T LOT 3. 1.8605 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	106.00	764.36	1.1720	1.1757	110	100		16,067
106 Actual Front Feet, 1.86 Total Acres							Total Est. Land Value =	16,067

2026 Est. T.C.V. 009-012-022-30 = 16,067

Est. TCV/Total Floor Area = 0.00, Most recent sale 03/04/2021 for 9,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
6,600	6,600	6,600	3,977	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,400	0	107	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,000	8,000	8,000	4,084	4,084	0	

009-012-022-50	2026 Est. T.C.V.	ALLEN MICHAEL J & CYNTHIA L TRUST
Property Class: 401		W RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W COMM AT S 1/4 COR, N 0 DEG 23' 24" E 1373.95 FT, TH N 0 DEG 27' 25" E 159.99 FT, TH S 70 DEG 01' 45" W 37.55 FT TO POB, TH N 01 DEG 00' E 139.05 FT, S 80 DEG 37' 40" W 248.07 FT, S 01 DEG 00' W 187.92 FT, N 70 DEG 01' 45" E 261.33 FT TO POB. .9308 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	261.00	163.00	0.9356	0.7990	250	100		48,776
261 Actual Front Feet, 0.98 Total Acres						Total Est. Land Value =		48,776

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	26.22	96	50	1,258
Total Estimated Land Improvements True Cash Value =				1,258

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

(11) Heating System: Electric Baseboard
 Ground Area = 720 SF Floor Area = 720 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	720		
			Total:	88,589	75,300

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	1,007

Porches

CCP (1 Story)	416	9,726	8,267

Garages

Class: CD Exterior: Pole (Finished)

Door Opener	2	935	795
Base Cost	1152	32,532	27,652

Water/Sewer

Public Sewer	1	1,300	1,105
Water Well, 100 Feet	1	5,415	4,603

Built-Ins

Appliance Allow.	1	1,897	1,612

Local Cost Items

SANITARY SEWER	1	0	0	*95% Good

Totals: 141,579 120,341

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 148,020

2026 Est. T.C.V. 009-012-022-50 = 198,054

Est. TCV/Total Floor Area = 275.07, Most recent sale 11/19/2004 for 12,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
84,200	84,200	84,200	30,605	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,800	0	0	826	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
99,000	99,000	99,000	31,431	31,431	0

009-012-022-70	2026 Est. T.C.V.	ALLEN MICHAEL & CYNTHIA TRUST
Property Class: 402		W RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W E'LY 285 FT OF FORMER RR R/W LYING OVER AND ACROSS SE 1/4 OF
SW 1/4 & GOV'T LOT 3. .6543 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	100.00	285.00	1.1892	0.9187	110	100		12,018
100 Actual Front Feet,	0.65	Total Acres			Total Est.		Land Value =	12,018

2026 Est. T.C.V. 009-012-022-70 = 12,018

Est. TCV/Total Floor Area = 16.69, Most recent sale 11/23/2020 for 6,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
4,900	4,900	4,900	2,841	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,100	0	76	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,000	6,000	6,000	2,917	2,917	0	

009-012-022-90	2026 Est. T.C.V.	FOX QUINN J
Property Class: 402		W RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W FORMER RR R/W LYING OVER & ACROSS SE 1/40F SW 1/4 & GOV'T LOT
3 EXC W'LY 810.44 FT & EXC E'LY 285 FT THEREOF. .7273 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	96.36	330.00	1.2003	0.9530	110	100		12,125
96 Actual Front Feet, 0.73 Total Acres							Total Est. Land Value =	12,125

2026 Est. T.C.V. 009-012-022-90 = 12,125

Est. TCV/Total Floor Area = 16.84, Most recent sale 07/16/2021 for 3,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,000	5,000	5,000	2,728	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,100	0	73	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,100	6,100	6,100	2,801	2,801	0	

009-012-023-00	2026 Est. T.C.V.	NEDERHOOD DERRICK & JENNY
Property Class: 401		6681 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W W'LY 1/2 OF THAT PART OF GOV'T LOT 3 EXC PLAT OF MISSAUKEE HEIGHTS NO 2 LYING N OF RR R/W & E OF A LINE RUNNING DUE S OF SE'LY COR OF LOT 9 OF SAID PLAT. 2.8 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	234.00	521.23	0.9615	1.0684	250	100		60,097
234 Actual Front Feet, 2.80 Total Acres							Total Est. Land Value =	60,097

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	481	50	1,582
Total Estimated Land Improvements				1,582

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 1972

(11) Heating System: Forced Air w/o Ducts

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: D Exterior: Pole (Unfinished)					
	Base Cost		768	15,452	9,271
Local Cost Items					
	SANITARY SEWER		1	0	0 *94% Good
Totals:				15,452	9,271

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 11,403

Cost Est. for Res. Bldg: 2 Single Family 1.5S Cls C Blt 2024

(11) Heating System: Forced Heat & Cool

Ground Area = 1008 SF Floor Area = 1512 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	504		
1 Story	Siding	Crawl Space	504		
Total:				195,638	193,681

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,408

Water/Sewer

1000 Gal Septic	1	4,689	4,642
Water Well, 100 Feet	1	5,734	5,677

Porches

CCP (1 Story)	288	7,488	7,413
CCP (1 Story)	256	6,820	6,752

Built-Ins

Appliance Allow.	1	2,713	2,686

Parcel Number: 009-012-023-00

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Fireplaces

Direct-Vented Gas	1	2,963	2,933

Totals:	227,467	225,192

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	276,986

2026 Est. T.C.V. 009-012-023-00	=	350,068

Est. TCV/Total Floor Area = 231.53, Most recent sale 09/14/2017 for 47,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
115,500	115,500	115,500	105,867	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
37,000	22,500	0	37,000	2,858	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
175,000	175,000	175,000	145,725	145,725	0

009-012-024-00	2026 Est. T.C.V.	GAFFNEY JACK S & DEBORA L TRUST
Property Class: 402		W RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING S OF BUENA VISTA PARK SUB
W'LY OF CL OAKWOOD AVE EXT. .2732A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	100.00	120.00	1.1892	0.7401	110	100		9,681
100 Actual Front Feet,	0.28	Total Acres			Total Est.	Land Value =		9,681

2026 Est. T.C.V. 009-012-024-00 = 9,681

Est. TCV/Total Floor Area = 6.40, Most recent sale 04/11/2018 for 8,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
4,000	4,000	4,000	2,841	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	800	0	76	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,800	4,800	4,800	2,917	2,917	2,917	

009-012-025-00	2026 Est. T.C.V.	HARRIS RYAN R & TARA C &
Property Class: 401		1701 S OAKWOOD AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING S OF BUENA VISTA PARK SUB LYING E'LY OF CL OAKWOOD AVE EXT & W OF W LINE LOT 82 EXT EXC E'LY 50' THEREOF. .5739A.

5/2017 SPLIT EAST 50' TO NEW PIN 009-012-025-80

FORMERLY . SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING S OF BUENA VISTA PARK SUB LYING E'LY OF CL OAKWOOD AVE EXT & W OF W LINE LOT 82 EXT. .6887A.

Split/Comb. on 05/12/2017 completed 05/12/2017 TIM ;
 Parent Parcel(s): 009-012-025-00;
 Child Parcel(s): 009-012-025-80;

4/27/2017 SPLIT TO 003-00, 03-10, 03-20 BOOK OF SURVEYS S-5 P219
 5/2017 SPLIT EAST 50' TO NEW PIN 009-012-025-80

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	56.80	440.13	1.3698	1.0242	250	100		19,922
57 Actual Front Feet, 0.57 Total Acres					Total Est.	Land Value =		19,922

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1600	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	2	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2005

(11) Heating System: Forced Heat & Cool

Ground Area = 1731 SF Floor Area = 2164 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,152		
1.25 Story	Siding	Crawl Space	579		
Total:				304,799	259,087

Other Additions/Adjustments

Recreation Room	972	18,439	15,673

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806
2 Fixture Bath	1	2,996	2,547

Porches

CCP (1 Story)	128	3,709	3,153

Deck

Treated Wood	284	5,024	4,270

Garages

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

Base Cost	624	25,272	21,481
Storage Over Garage	312	4,131	3,511
Door Opener	2	1,054	896

Water/Sewer

Public Sewer	1	1,465	1,245
Water Well, 100 Feet	1	5,734	4,874

Parcel Number: 009-012-025-00

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Built-Ins				
Appliance Allow.	1	2,713	2,306	
Fireplaces				
Exterior 1 Story	1	6,387	5,429	
Local Cost Items				
SANITARY SEWER	1	0	0	*95% Good
Totals:		387,623	329,487	

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 405,269

2026 Est. T.C.V. 009-012-025-00 = 429,941

Est. TCV/Total Floor Area = 198.68, Most recent sale 02/07/2018 for 260,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
183,600	183,600	183,600	150,561	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	31,400	0	0	4,065	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
215,000	215,000	215,000	154,626	154,626	154,626	

009-012-025-80
 Property Class: 401
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

FLORY PATRIK G & TAMMY S
 S OAKWOOD AVE
 Lake City, MI 49651

. SEC 12 T22N R8W (0*2017) E'LY 50' OF THAT PART OF FORMER RR R/W LYING S OF
 BUENA VISTA PARK SUB LYING E'LY OF CL OAKWOOD AVE EXT & W OF W LINE LOT 82 EXT.
 .1148A.
 SPLIT ON 05/12/2017 FROM 009-012-025-00;

Split/Comb. on 05/12/2017 completed 05/12/2017 TIM ;
 Parent Parcel(s): 009-012-025-00;
 Child Parcel(s): 009-012-025-80;

4/27/2017 SPLIT TO 003-00, 03-10, 03-20 BOOK OF SURVEYS S-5 P219

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	50.00	100.01	1.4142	0.7071	250	100		12,500
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	12,500

2026 Est. T.C.V. 009-012-025-80 = 12,500

Est. TCV/Total Floor Area = 5.78, Most recent sale 03/12/2018 for 5,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,000	5,000	5,000	2,934	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,300	0	0	79	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,300	6,300	6,300	3,013	3,013	0	

009-012-026-00	2026 Est. T.C.V.	LUND JAMES A & HEATHER R
Property Class: 401		6433 RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING W OF W LINE OF LOT 99 EXT & E OF W LINE OF LOT 82 EXT. .5601A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	264.00	100.00	0.9329	0.7071	110	100		19,157
			0.560 Acres		0	100		0
264 Actual Front Feet,		0.56 Total Acres			Total Est. Land Value =			19,157

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.60	480	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1983

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 960 SF Floor Area = 960 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	960		
			Total:	109,852	65,912

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Water/Sewer

1000 Gal Septic	1	4,109	2,465
Water Well, 100 Feet	1	5,150	3,090

Deck

Treated Wood	192	3,713	2,228

Garages

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

Base Cost	624	17,491	10,495

Built-Ins

Appliance Allow.	1	1,607	964

Fireplaces

Wood Stove	1	1,745	1,047

Breezeways

Frame Wall	96	4,987	2,992

Totals:	149,642	89,786

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 110,437

2026 Est. T.C.V. 009-012-026-00 = 130,544

Est. TCV/Total Floor Area = 135.98, Most recent sale 08/01/1996 for 46,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
56,000	56,000	56,000	25,848	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	9,300	0	697	0

Parcel Number: 009-012-026-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	65,300	65,300	65,300	26,545	26,545	26,545

009-012-027-00	2026 Est. T.C.V.	VANDERSTOW KARL L
Property Class: 401		6375 W RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING S OF BUENA VISTA PARK LYING W OF W LINE LOT 113 EXT & E OF W LINE LOT 99 EXT EXC THEW'LY 111 FT THOF. .2847A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	125.00	100.00	1.1247	0.7071	110	100		10,935
125 Actual Front Feet,	0.29	Total Acres			Total Est.	Land Value =		10,935

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.58	1104	0	0
Wood Frame	41.30	80	50	1,652
Wood Frame	31.52	200	50	3,152

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements				True Cash Value = 5,754

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 1984

(11) Heating System: Forced Warm Air

Ground Area = 1424 SF Floor Area = 1424 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	896		
Addition	Siding	Crawl	432		
Addition	Siding	Crawl	96		
		Total:		125,720	44,001

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,293	453

Deck

Treated Wood	196	4,194	1,468
Treated Wood	96	2,563	897
w/Roof (Roof portion)	980	20,061	7,021

Water/Sewer

Public Sewer	1	1,877	657
Water Well, 100 Feet	1	6,387	2,235

Built-Ins

Appliance Allow.	1	3,899	1,365

Garages

Class: BC Exterior: Pole (Unfinished)

Base Cost	1440	44,957	15,735

Local Cost Items

SANITARY SEWER	1	0	0	*80% Good

Totals: 210,951 73,832

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 69,402

2026 Est. T.C.V. 009-012-027-00 = 86,091

Est. TCV/Total Floor Area = 60.46

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
35,600	35,600	35,600	20,018	2.70

Parcel Number: 009-012-027-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	7,400	0	0	540	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	43,000	43,000	43,000	20,558	20,558	20,558

009-012-028-00	2026 Est. T.C.V.	HARTFORD MICHAEL R & JANET E TRUST
Property Class: 401		6405 W RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W W'LY 111 FT OF THAT PART OF FORMER RR R/W LYING W OF W LINE
LOT 113 BUENA VISTA PARK EXT & E OF W LINE LOT 99 BUENA VISTA PARK EXT. .2548A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	111.00	100.00	1.1586	0.7071	110	100		10,003
111 Actual Front Feet,	0.26	Total Acres			Total Est.	Land Value =		10,003

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1140	50	4,657
Total Estimated Land Improvements		True Cash Value =		4,657

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1980

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1906 SF Floor Area = 1906 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,906		
			Total:	265,027	185,524

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Porches

WPP	592	10,484	7,339
CPP	30	879	615

Garages

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

Common Wall: 2 Wall	1	-5,177	-3,624
Base Cost	1145	48,559	33,991

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Exterior 1 Story	1	6,387	4,471

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals: 341,971 239,384

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 294,442

2026 Est. T.C.V. 009-012-028-00 = 309,102

Est. TCV/Total Floor Area = 162.17

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
131,300	131,300	131,300	65,394	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	23,300	0	1,765	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

154,600

154,600

154,600

67,159

67,159

67,159

009-012-029-00	2026 Est. T.C.V.	FRASER STEVE & LOUISE
Property Class: 401		1667 S MAPLEWOOD AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING S OF BUENA VISTA PARK SUB
LYING W OF E LINE LOT 129 EXT & E OF W LINE LOT 113 EXT. .8609A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	100.00	374.62	1.1892	0.9837	250	100		29,247
100 Actual Front Feet,	0.86	Total Acres			Total Est.	Land Value =		29,247

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	33.62	48	50	807
Wood Frame	22.20	192	50	2,131
Total Estimated Land Improvements			True Cash Value =	2,938

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

(11) Heating System: Forced Heat & Cool
Ground Area = 702 SF Floor Area = 702 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	702		
			Total:	99,507	97,518

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	1,161

Water/Sewer

1000 Gal Septic	1	4,386	4,298
Public Sewer	1	1,300	1,274
Water Well, 100 Feet	1	5,415	5,307

Garages

Class: CD Exterior: Pole (Finished)

Door Opener	2	935	916
Base Cost	1538	43,433	42,564

Built-Ins

Appliance Allow.	1	1,897	1,859

Totals: 158,058 154,897

Notes: 2024 PB24-0013 ALTERATION: LIVING QUARTERS

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 190,523

2026 Est. T.C.V. 009-012-029-00 = 222,708

Est. TCV/Total Floor Area = 317.25, Most recent sale 09/17/2019 for 129,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
46,700	46,700	46,700	84,483	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	64,700	0	0	47,821	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
111,400	111,400	111,400	86,764	86,764	0	

009-012-030-00	2026 Est. T.C.V.	LINE ROBERT S & BARBARA C
Property Class: 402		W RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W THAT PART OF FORMER C & LC RR R/W LYING W OF W LINE OF LOT 146
E OF W LINE OF LOT 139. .2525A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	110.00	100.00	1.1612	0.7071	110	100		9,935
110 Actual Front Feet,	0.25	Total Acres			Total Est.	Land Value =		9,935

2026 Est. T.C.V. 009-012-030-00 = 9,935

Est. TCV/Total Floor Area = 14.15, Most recent sale 08/08/2017 for 6,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
4,100	4,100	4,100	3,520	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	900	0	95	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	3,615	3,615	0	

009-012-031-00	2026 Est. T.C.V.	LINE ROBERT S & BARBARA C
Property Class: 401		X 6199 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W THAT PART OF FORMER C & LC RR R/W LYING W OF W LINE OF LOT 147
& E OF W LINE OF LOT 146. .3225A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	140.00	100.00	1.0933	0.7071	110	100		11,905
140 Actual Front Feet,	0.32	Total Acres			Total Est.	Land Value =		11,905

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	220	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements	True	Cash Value =		950

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C 5 Blt 2012

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

Building Areas

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

Garages

Class: BC Exterior: Pole (Unfinished)

Base Cost	824	27,406	24,665
Storage Over Garage	608	10,531	9,478
Door Opener	1	659	593

Totals: 38,596 34,736

Notes: GARAGE ONLY

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 42,725

2026 Est. T.C.V. 009-012-031-00	=	55,580
Est. TCV/Total Floor Area = 0.00, Most recent sale 01/07/2004 for 0		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
24,900 24,900 24,900 16,238 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 2,900 0 0 438 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
27,800 27,800 27,800 16,676 16,676 0		

009-012-032-00	2026 Est. T.C.V.	CUPP ROBERT B JR & KATHLEEN
Property Class: 401		1664 S ELMWOOD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W THAT PART OF FORMER C & LC RR R/W LYING W OF W LINE OF LOT 139
& E OF W LINE OF LOT 138. .3329A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	145.00	100.00	1.0837	0.7071	110	100		12,223
145 Actual Front Feet, 0.33 Total Acres							Total Est. Land Value =	12,223

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1940

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1128 SF Floor Area = 1128 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,128			*79% Good
			Total:	136,297	107,675	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	936
3 Fixture Bath	1	3,721	2,940

Deck

Treated Wood	140	3,090	2,441
Treated Wood	254	4,562	3,604

Water/Sewer

Public Sewer	1	1,300	1,027
Water Well, 100 Feet	1	5,415	4,278

Built-Ins

Appliance Allow.	1	1,897	1,499

Fireplaces

Exterior 1 Story	1	5,597	4,422

Local Cost Items

SANITARY SEWER	1	0	0	*95% Good

Totals: 163,064 128,822

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 158,451

2026 Est. T.C.V. 009-012-032-00 = 170,674

Est. TCV/Total Floor Area = 151.31, Most recent sale 06/06/2007 for 67,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
72,900	72,900	72,900	41,205	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,400	0	0	1,112	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
85,300	85,300	85,300	42,317	42,317	0	

009-012-033-00	2026 Est. T.C.V.	LINE ROBERT S & BARBARA C
Property Class: 402		W RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING S OF BUENA VISTA PARK SUB
LYING E OF W LINE LOT 147 EXT & W OF E LINE LOT 147 EXT. .1263A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	55.00	100.00	1.3809	0.7071	110	100		5,908
55 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	5,908

2026 Est. T.C.V. 009-012-033-00 = 5,908

Est. TCV/Total Floor Area = 5.24, Most recent sale 01/07/2004 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
2,400	2,400	2,400	1,941	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	600	0	52	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,000	3,000	3,000	1,993	1,993	0	

009-012-034-00	2026 Est. T.C.V.	KENNEDY FAMILY LIVING TRUST &
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING W OF E LINE OF LOT 149 EXT &
E OF W LINE OF LOT 149 EXT. .1263A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	55.00	100.00	1.3809	0.7071	110	100		5,908
55 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	5,908

2026 Est. T.C.V. 009-012-034-00	=	5,908

Est. TCV/Total Floor Area = 5.24

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
2,400	2,400	2,400	873	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	23	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,000	3,000	3,000	896	896	0

009-012-035-00	2026 Est. T.C.V.	NOORDYKE MATT & STEPHANIE
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING W OF E LINE LOT 148 EXT & E
OF W LINE LOT 148 EXT. .1263A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	55.00	100.00	1.3809	0.7071	110	100		5,908
55 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	5,908

2026 Est. T.C.V. 009-012-035-00 = 5,908

Est. TCV/Total Floor Area = 5.24, Most recent sale 05/03/2021 for 390,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
2,400	2,400	2,400	2,400	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	64	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,000	3,000	3,000	2,464	2,464	0

009-012-036-00	2026 Est. T.C.V.	LOTT JAMES R & CHRISTINE M
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING E OF W LINE OF LOT 150 EXT & W OF E LINE OF LOT 152 EXT. .4477A.
 SPLIT ON 9/2018 PART TO 012-036-75 FORMERLY . SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING E OF W LINE OF LOT 150 EXT & W OF E LINE OF LOT 153 EXT. .5739A.

Split/Comb. on 09/11/2018 completed 09/11/2018 TIM ;
 Parent Parcel(s): 009-012-036-00;
 Child Parcel(s): 009-012-036-75;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	165.00	118.27	1.0493	0.7374	110	100		14,043
165 Actual Front Feet, 0.45 Total Acres							Total Est. Land Value =	14,043

2026 Est. T.C.V. 009-012-036-00 = 14,043

Est. TCV/Total Floor Area = 12.45

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,700	5,700	5,700	723	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,300	0	0	19	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,000	7,000	7,000	742	742	0	

009-012-036-75	2026 Est. T.C.V.	SELENO RICHARD R & KATHY L
Property Class: 401		6127 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

.SEC 12 T22N R8W PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6P180 DESC AS:
 THAT PART OF FORMER RR R/W LYING E OF W LINE OF LOT 153 EXT & W OF E LINE OF LOT
 153 EXT. .1263A.
 SPLIT ON 09/11/2018 FROM 009-012-036-00;

Split/Comb. on 09/11/2018 completed 09/11/2018 TIM ;
 Parent Parcel(s): 009-012-036-00;
 Child Parcel(s): 009-012-036-75;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	55.00	100.03	1.3809	0.7072	110	100		5,908
55 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	5,908

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	2086	50	8,521
Total Estimated Land Improvements True Cash Value =				8,521

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

(11) Heating System: Forced Air w/o Ducts
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3	Fixture Bath		1	-4,478	-4,433
Garages					
Class: C Exterior: Pole (Unfinished)					
	Door Opener		3	1,581	1,565
	Base Cost		2340	55,341	54,788
Totals:				52,444	51,920

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 63,862

2026 Est. T.C.V. 009-012-036-75	=	78,291
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/18/2018 for 3,500		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
35,300 35,300 35,300 35,300 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 3,800 0 0 953 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
39,100 39,100 39,100 36,253 36,253 0		

009-012-037-00	2026 Est. T.C.V.	ALLEN MICHAEL J & CYNTHIA L TRUST
Property Class: 401		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

THAT PART OF FORMER RR R/W LYING S'LY AND ADJ TO LOT 181 AS AMENDED FKA LOTS 161
162, & 163 BUENA VISTA PARK 2011-02492 & W OF HWY M-55/66 SEC 12 T22N R8W .55 A
M/L

SPLIT ON 6/2021 PART TO 012-037-80

FORMERLY SEC 12 T22N R8W (4*2010) THAT PART OF FORMER RR R/W LYING E OF E LINE
OF LOT 158 BUENA VISTA PARK EXT & W OF HWY M-55/66. .78 A

6/5/2015-01988 EXEMPT LOT LINE TRANSFER TO 009-012-037-85 (90)

FORMERLY: THAT PART OF FORMER RR R/W LYING EAST OF E LINE LOT 155 EXT & W OF HWY
M55 1.01 AC SEC 12 TWP 22N R8W BUENA VISTA PARK

FORMERLY SEC 12 T22N R8W (4*2010) THAT PART OF FORMER RR R/W LYING E OF E LINE
OF LOT 155 EXT & W OF HWY M-55/66. 1.01A. 2010 PARCEL 009-012-037-00 SPLIT ON
12/23/2010

FORMERLY SPLIT ON 10/24/2010 INTO ; 009-012-037-90 & 95

SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING E OF E LINE OF LOT 153 EXT & W
OF E R/W LINE OF HWY M-55/66. 1.3546A

Split/Comb. on 06/29/2021 completed 06/29/2021 TIM ;

Parent Parcel(s): 009-012-037-00;

Child Parcel(s): 009-012-037-80;

6/15/2015 EXEMPT TRANSFER OF LOT LINE TO ADJ PIN GREMEL GARY .23 A

SPLIT/COMB. ON 10/24/2010 COMPLETED 10/24/2010 POLLY EQ REQUEST ;

PARENT PARCEL(S): 009-012-037-00;

LAKE TOWNSHIP 57-009

EQ REQUEST OCTOBER 2010

DATE: 10/24/2010

NAME: MANNE

ADDRESS:

PARCEL NO. 009-012-037-00

CLASS: 402

SCHOOL 57030-LAKE CITY

2010

PARENT ORIGINAL	\$15,593	\$7,800	\$7,800	1.35	TCV 11,551

2010 SPLIT VALUES

PARENT PARCEL	009-012-037-00	MANNE	1.01	TCV 11,661

CHILD 1	009-012-037-95	DRAGHT	0.16	1,850.00

CHILD 2	009-012-037-90	GREMEL	0.18	2,080.00

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	100.00	100.00	0.9505	0.7071	110	100		7,393
A 200' @ 110/FF	145.00	96.40	0.9505	0.7007	110	100		10,623
245 Actual Front Feet, 0.55 Total Acres Total Est. Land Value =								18,016

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2017

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

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

Plumbing

3 Fixture Bath	1	-4,478	-4,254

Garages

Parcel Number: 009-012-037-00

Page: 2

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

Base Cost	2016	70,217	66,706

Totals:	65,739	62,452

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	76,816

2026 Est. T.C.V. 009-012-037-00	=	94,832

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/06/2008 for 30,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
41,900	41,900	41,900	12,993	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,500	0	350	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
47,400	47,400	47,400	13,343	13,343	0

009-012-037-80	2026 Est. T.C.V.	BACHMAN RICHARD & LUELLA TRUST
Property Class: 401		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

THAT PART OF FORMER RR R/W LYING S'LY AND ADJ TO LOT 180 AS AMENDED FKA LOTS 159
& 160 BUENA VISTA PARK SEC12 T22N R82 .23A M/L
6/2021 SPLIT FROM 009-012-037-00

Split/Comb. on 06/29/2021 completed 06/29/2021 TIM ;
Parent Parcel(s): 009-012-037-00;
Child Parcel(s): 009-012-037-80;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	100.00	100.00	1.1892	0.7071	110	100		9,250
100 Actual Front Feet,	0.23	Total Acres			Total Est.	Land Value =		9,250

2026 Est. T.C.V. 009-012-037-80 = 9,250

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/18/2021 for 5,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
3,800	3,800	3,800	3,409	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	800	0	0	92	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,600	4,600	4,600	3,501	3,501	3,501

009-012-037-85 2026 Est. T.C.V. GREMEL GARY D & MONICA M
 Property Class: 401 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 12 T22N R8W (0*2015) THAT PART OF FORMER RR R/W LYING E OF W LINE OF LOT 157
 BUENA VISTA PARK EXT & W OF E LINE LOT 158 EXT .23A. 2015 EXEMPT LOT LINE
 TRANSFER FROM 009-012-037-00 ON 6/5/2015-01987 & 10/28/2016 COMBINE
 009-012-037-90 SEC 12 T22N R8W (0*2010) FORMER RR R/W LYING E OF W LINE OF LOT
 155 BUENA VISTA PARK EXT & W OF E LINE LOT 155 EXT. .18A.

6/5/2015-01987 EXEMPT LOT LINE TRANSFER TO -012-037-90 FROM 012-037-00

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	100.00	175.00	1.1892	0.8133	110	100		10,639
100 Actual Front Feet,	0.40	Total Acres			Total Est.		Land Value =	10,639

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	33.84	66	0	0
D/W/P: 4in Ren. Conc.	8.17	705	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	2	100	5,000
Total Estimated Land Improvements		True		Cash Value = 5,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2017

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost

Other Additions/Adjustments

Plumbing

3 Fixture Bath	1	-4,478	-4,254

Garages

Class: C Exterior: Pole (Unfinished)

Storage Over Garage	648	8,580	8,151
Door Opener	3	1,581	1,502
Base Cost	2304	54,490	51,765

Deck

w/Roof (Roof portion)	672	9,999	9,499

Totals:	70,172	66,663

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 81,995

2026 Est. T.C.V. 009-012-037-85 = 97,634

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
43,800	43,800	43,800	31,678	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	5,000	0	0	855	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,800	48,800	48,800	32,533	32,533	32,533	

009-012-037-95 2026 Est. T.C.V. DRACHT PHILLIP D ETAL
 Property Class: 402 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

FORMER RR R/W LYING E OF W LINE LOT 154 BUENA VISTA PARK EXT & W LINE OF W LINE
 LOT 155 BUENA VISTA PARK 155 EXT SEC 12 TWP 22N R8W .16 ACRES
 SPLIT ON 10/24/2010 FROM 009-012-037-00;

HISTORY-SEC 12 T22N R8W (0*2010) FORMER RR R/W LYING E OF W LINE OF LOT 154
 BUENA VISTA PARK EXT & W OF W LINE LOT 155 EXT. .16A. 2010 Split of
 009-012-037-00 on 12/23/2010

Lake Township
 57-009

Eq request Octobter 2010

Date: 10/24/2010

Name: Manne

Address:

Parcel No. 009-012-037-00

Class: 402

School 57030-Lake City

2010

TCV SEV TV Site Dimensions FF Acres \$/Acre Division

Parent Original \$15,593 \$7,800 \$7,800 1.35 11,55

2010 Split Values

TCV

Parent Parcel 009-012-037-00 Manne 1.01 11,66

Child 1 009-012-037-95 Draght 0.16 1,850.00

Child 2 009-012-037-90 Gremel 0.18 2,080.00

15,593.00 7800

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	70.00	100.00	1.3001	0.7071	110	100		7,079
70 Actual Front Feet, 0.16 Total Acres					Total Est.		Land Value =	7,079

2026 Est. T.C.V. 009-012-037-95 = 7,079

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
2,900	2,900	2,900	1,642	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	600	0	44	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
3,500	3,500	3,500	1,686	1,686 0

009-013-001-00	2026 Est. T.C.V.	3319 28TH PROPERTY LLC
Property Class: 201		2020 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 13 T22N R8W BEG AT NE COR OF NE 1/4 TH N 87 DEG 43' 57"W 308.05 FT, S 00 DEG 31'30"W 209.56 FT, S 88 DEG 44'49"E 305.77 FT, N 01 DEG 07'43"E 204.09 FT TO POB. 1.46A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	204.00	305.00	1.0000	0.0000	0	100*		0
COMMERCIAL <2A M/L			1.43 Acres		18000	100		25,704
* denotes lines that do not contribute to the total acreage calculation.								
204 Actual Front Feet, 1.43 Total Acres								Total Est. Land Value = 25,704

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.07	28000	100	85,960
D/W/P: 4in Ren. Conc.	8.09	1320	100	10,679
Total Estimated Land Improvements True Cash Value =				96,639

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2002

Costs are taken from the Stores - Discount cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 16 Perimeter: 368
 Overall Building Height: 16

Base Rate for Upper Floors = 54.49

(10) Heating system: Complete H.V.A.C. Cost/SqFt: 37.68 100%

Adjusted Square Foot Cost for Upper Floors = 92.17

Total Floor Area: 7,810 Base Cost New of Upper Floors = 719,848

Reproduction/Replacement Cost = 719,848

Eff.Age:11 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 64 /100/100/100/64.0

Total Depreciated Cost = 460,703

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 1 = 755,552

Replacement Cost/Floor Area= 92.17 Est. TCV/Floor Area= 96.74

Total Estimated True Cash Value of Commercial/Industrial Buildings = 755,552

2026 Est. T.C.V. 009-013-001-00 = 877,895

Est. TCV/Total Floor Area = 112.41, Most recent sale 10/10/2017 for 413,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
386,100	386,100	386,100	321,084	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	52,800	0	0	8,669	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
438,900	438,900	438,900	329,753	329,753	0	

Parcel Number: 009-013-002-00

Page: 2

 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0

Total Depreciated Cost = 52,628

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 1 = 86,311

Replacement Cost/Floor Area= 38.07 Est. TCV/Floor Area= 33.72

 Total Estimated True Cash Value of Commercial/Industrial Buildings = 86,311

2026 Est. T.C.V. 009-013-002-00 = 254,042

Est. TCV/Total Floor Area = 63.51, Most recent sale 09/06/2024 for 480,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
108,700	108,700	108,700	108,700	2.70

2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	18,300	0	2,934	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
127,000	127,000	127,000	111,634	111,634	0

009-013-003-00	2026 Est. T.C.V.	STORAGE PARTNERS LLC
Property Class: 201		6121 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W BEG 508.05 FT N 87 DEG 43' 57" W OF NE COR TH S 31' 30" W 265 FT N 87 DEG 43' 57" W 120 FT N 31' 30" E 265 FT S 87 DEG 43' 57" E 120 FT TO POB. .73 A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	120.00	265.00	1.0000	0.0000	0	100*		0
COMMERCIAL <2A M/L		0.73 Acres	18000	100				13,140
* denotes lines that do not contribute to the total acreage calculation.								
120 Actual Front Feet, 0.73 Total Acres								Total Est. Land Value = 13,140

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1987
Description of Occupancy: CAL 208

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 10 Perimeter: 302

Base Rate for Upper Floors = 35.43

Adjusted Square Foot Cost for Upper Floors = 35.43

Total Floor Area: 3,588 Base Cost New of Upper Floors = 127,123

Reproduction/Replacement Cost = 127,123
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0
Total Depreciated Cost = 68,646

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 1 = 112,580
Replacement Cost/Floor Area= 35.43 Est. TCV/Floor Area= 31.38

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1987
Description of Occupancy: CAL 208

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 10 Perimeter: 160

Base Rate for Upper Floors = 44.89

Adjusted Square Foot Cost for Upper Floors = 44.89

Total Floor Area: 1,024 Base Cost New of Upper Floors = 45,967

Reproduction/Replacement Cost = 45,967
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0
Total Depreciated Cost = 24,822

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 2 = 40,708
Replacement Cost/Floor Area= 44.89 Est. TCV/Floor Area= 39.75

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 1967
Description of Occupancy: CAL 208

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 10 Perimeter: 156
Overall Building Height: 10

Base Rate for Upper Floors = 38.63

Parcel Number: 009-013-003-00

Page: 2

Adjusted Square Foot Cost for Upper Floors = 38.63

Total Floor Area: 1,440 Base Cost New of Upper Floors = 55,627

Reproduction/Replacement Cost = 55,627

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0

Total Depreciated Cost = 24,476

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 3 = 40,140

Replacement Cost/Floor Area= 38.63 Est. TCV/Floor Area= 27.88

Total Estimated True Cash Value of Commercial/Industrial Buildings = 193,428

2026 Est. T.C.V. 009-013-003-00 = 206,568

Est. TCV/Total Floor Area = 34.13, Most recent sale 09/06/2024 for 480,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
85,300	85,300	85,300	85,300	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	18,000	0	2,303	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
103,300	103,300	103,300	87,603	87,603	0	

009-013-004-00 2026 Est. T.C.V. FLINT CHARLES & TERI
 Property Class: 201 LAKE TOWNSHIP 2090 S MOREY RD
 Map #: LAKE CITY, MI 49651

. SEC 13 T22N R8W (0*1998) NE 1/4 OF NE 1/4 OF NE 1/4 & N 1/2 OF N 1/2 OF SE 1/4
 OF NE 1/4 OF NE 1/4 EXC BEG 100.05 FT N 87 DEG 43' 57" W OF NE COR TH S 31' 30"
 W 165 FT N 87 DEG 43' 57" W 408 FT S 31' 30" W 100 FT N 87 DEG 43' 57" W 120 FT N
 31' 30" E 265 FT S 87 DEG 43' 57" E 528 FT TO POB & EXC BEG N 87 DEG 43' 57" W
 408.5 FT & S 0 DEG 31' 30" W 165 FT FROM NE COR SEC, TH S 0 DEG 31' 30" W 100 FT, N
 87 DEG 43' 57" W 100 FT, N 0 DEG 31' 30" E 100 FT, S 87 DEG 43' 57" E 100 FT TO POB &
 EXC N 420 TO OF E 408.05 FT OF NE 1/4 OF NE 1/4 OF NE 1/4. 7.2272A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	399.80	787.74	1.0000	0.0000	0	100*		0
COMMERCIAL 4-6A 9000		7.23 Acres			9000	100		65,070
* denotes lines that do not contribute to the total acreage calculation.								
400 Actual Front Feet, 7.23 Total Acres Total Est. Land Value =								65,070

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.71	168	50	479
Total Estimated Land Improvements True Cash Value =				479

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 2311 SF Floor Area = 2311 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,271		
1 Story	Siding	Basement	1,040		
Total:				242,251	145,351

Other Additions/Adjustments

Water/Sewer

1000 Gal Septic	1	4,109	2,465
Water Well, 50 Feet	1	3,344	2,006

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 1008 25,674 15,404

Built-Ins

Appliance Allow.	1	1,607	964

Deck

Treated Wood	20	860	516
w/Roof (Roof portion)	960	11,693	7,016

Totals: 289,538 173,722

Notes:

ECF (201B COMMERCIAL GROUP B) 1.230 => TCV: 213,678

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2017
 Description of Occupancy: 2 STALL

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

<<<<<< Calculator Cost Computations >>>>>>

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 8 Perimeter: 84

Base Rate for Upper Floors = 21.48

Parcel Number: 009-013-004-00

Page: 2

Adjusted Square Foot Cost for Upper Floors = 21.48

Total Floor Area: 440	Base Cost New of Upper Floors =	9,451
	Reproduction/Replacement Cost =	9,451
Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0	Total Depreciated Cost =	7,750
ECF (201B COMMERCIAL GROUP B)	1.060 => TCV of Bldg: 1 =	8,215
Replacement Cost/Floor Area= 21.48	Est. TCV/Floor Area= 18.67	

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2017
 Description of Occupancy: NE ON PARCEL

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 8 Perimeter: 76

Base Rate for Upper Floors = 22.39

Adjusted Square Foot Cost for Upper Floors = 22.39

Total Floor Area: 360	Base Cost New of Upper Floors =	8,061
	Reproduction/Replacement Cost =	8,061
Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0	Total Depreciated Cost =	6,610
ECF (201B COMMERCIAL GROUP B)	1.060 => TCV of Bldg: 2 =	7,007
Replacement Cost/Floor Area= 22.39	Est. TCV/Floor Area= 19.46	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 15,222

2026 Est. T.C.V. 009-013-004-00	=	294,449
Est. TCV/Total Floor Area = 94.65, Most recent sale 07/03/2013 for 52,500		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
118,200 118,200 118,200 55,525 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 29,000 0 0 1,499 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
147,200 147,200 147,200 57,024 57,024 0		

009-013-004-60
Property Class: 201
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

FLINT CHARLES A & TERI A
2070 S MOREY RD
LAKE CITY, MI 49651

SEC 13 T22N R8W (0*2003) BEG N 87 DEG 43'57"W 308.05 FT FROM NE COR OF NE 1/4 TH
N 87 DEG 43'57"W 100 FTS 0 DEG 31'30"W 420 FT, S 87 DEG 43'57"E 403.62 FT, N 01
DEG 07'43"E 215.8 FT, N 88 DEG 44'49"W 305.77 FT, N 0 DEG 31'30"E 209.56 FT TO
POB EXC W'LY 100 FT OF N'LY 325 FT THOF. 1.7A.

03 SPLIT 100X292' FROM W END FOR 04 (JENNINGS RD FRONTAGE)

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	215.00	354.00	1.0000	0.0000	0	100*		0
COMMERCIAL <2A M/L		1.75 Acres	18000	100				31,446
* denotes lines that do not contribute to the total acreage calculation.								
215 Actual Front Feet, 1.75 Total Acres Total Est. Land Value =								31,446

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.86	22800	100	65,208
Wood Frame	23.15	160	50	1,852
Total Estimated Land Improvements True Cash Value =				67,060

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1998

Costs are taken from the Stores - Warehouse Discount cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
Stories: 1 Story Height: 12 Perimeter: 460

Base Rate for Upper Floors = 58.81

(10) Heating system: Package Heating & Cooling Cost/SqFt: 18.13 100%
Adjusted Square Foot Cost for Upper Floors = 76.94

Total Floor Area: 8,200 Base Cost New of Upper Floors = 630,908

Reproduction/Replacement Cost = 630,908
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0
Total Depreciated Cost = 277,600

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercials

Item Description	Cost	Rate	# or	Height	Storys	Cost
	Col.		SqFt	Adj.	Adj.	
Total Cost New =						0

Architectural Multiplier: 0.66

Reproduction/Replacement Cost = 0
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0
Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
CHAIN LINK FENCE #6 6'	12.05	1000	0.66	76	6,044
CHAIN LINK GATES	430.00	2	0.66	76	431
CHAIN LINK FENCE RAIL 6"	1.40	1000	0.66	76	702
M.V. OUTDOOR LIGHTS	825.00	4	0.66	76	1,655

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 1 = 303,617
Replacement Cost/Floor Area= 78.36 Est. TCV/Floor Area= 37.03

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2014
Description of Occupancy: NORTH END OF BLDG - STORAGE

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.
<<<<< Calculator Cost Computations >>>>>

Parcel Number: 009-013-004-60

Page: 2

Class: D,Pole Quality: Average
 Stories: 1 Story Height: 12 Perimeter: 150

Base Rate for Upper Floors = 32.22

Adjusted Square Foot Cost for Upper Floors = 32.22

Total Floor Area: 813 Base Cost New of Upper Floors = 26,195

Reproduction/Replacement Cost = 26,195
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0
 Total Depreciated Cost = 11,526

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 2 = 12,217
 Replacement Cost/Floor Area= 32.22 Est. TCV/Floor Area= 15.03

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 2019
 Description of Occupancy: 4 IDENTICIAL UNITS

Costs are taken from the Sheds - Material Storage, 4 Wall cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: S Quality: Average
 Stories: 1 Story Height: 8 Perimeter: 60

Base Rate for Upper Floors = 48.32

Adjusted Square Foot Cost for Upper Floors = 48.32

Total Floor Area: 200 Base Cost New of Upper Floors = 9,664

Reproduction/Replacement Cost = 9,664
 4 Identical Units => Reproduction/Replacement Cost of all units = 38,656
 Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 94 /100/100/100/94.0
 Total Depreciated Cost = 36,337

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 3 = 38,517
 Replacement Cost/Floor Area= 48.32 Est. TCV/Floor Area= 48.15

Total Estimated True Cash Value of Commercial/Industrial Buildings = 354,351

2026 Est. T.C.V. 009-013-004-60 = 452,857

Est. TCV/Total Floor Area = 46.15, Most recent sale 11/08/2007 for 205,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
196,300	196,300	196,300	126,562	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	30,100	0	3,417	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
226,400	226,400	226,400	129,979	129,979	0

009-013-004-90	2026 Est. T.C.V.	JOHNSON ESTATES LLC
Property Class: 201		6067 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 13 T22N R8W (0*2003) BEG N 87 DEG 43'57"W 308.05 FT FROM NE COR OF NE 1/4,
TH N 87 DEG 43'57"W 100 FT, S 00 DEG 31'30"W 325 FT, S 87 DEG 43'57"E 100 FT, N
00 DEG 31'30"E 325 FT TO POB. .75A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	100.00	292.00	1.0000	0.0000	0	100*		0
COMMERCIAL <2A M/L		0.67 Acres	18000	100				12,060
* denotes lines that do not contribute to the total acreage calculation.								
100 Actual Front Feet, 0.67 Total Acres								Total Est. Land Value = 12,060

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.07	9000	100	27,630
Total Estimated Land Improvements True Cash Value =				27,630

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2004
Description of Occupancy: DISCOUNT STORE CAL 190

Costs are taken from the Stores - Discount cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 12 Perimeter: 382
Overall Building Height: 12

Base Rate for Upper Floors = 50.04

(10) Heating system: Package Heating & Cooling Cost/SqFt: 17.37 100%
Adjusted Square Foot Cost for Upper Floors = 67.41

Total Floor Area: 8,250 Base Cost New of Upper Floors = 556,133

8,125 Sq.Ft. of Sprinklers @ 4.23, Cost New = 34,369

Reproduction/Replacement Cost = 590,502
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0
Total Depreciated Cost = 389,731

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercials

Item Description	Cost	# or Height	Stories	Cost
	Col.	Rate	SqFt Adj. Adj.	
Total Cost New =				0

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 0
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0
Total Depreciated Cost = 0

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 1 = 639,159
Replacement Cost/Floor Area= 71.58 Est. TCV/Floor Area= 77.47

Total Estimated True Cash Value of Commercial/Industrial Buildings = 639,159

2026 Est. T.C.V. 009-013-004-90 = 678,849

Est. TCV/Total Floor Area = 82.28, Most recent sale 12/19/2025 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
285,700	285,700	285,700	100,576	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	53,700	0	0	238,824	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
339,400	339,400	339,400	103,291	339,400	0

009-013-005-00	2026 Est. T.C.V.	MISSAUKEE COUNTY PROPERTIES LLC
Property Class: 201		2160 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W S 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4 OF NE1/4. 2.50 A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	165.00	660.00	1.0000	0.0000	0	100*		0
COMMERCIAL 2-4A	9000		2.50 Acres		9000	100		22,500

* denotes lines that do not contribute to the total acreage calculation.

165 Actual Front Feet, 2.50 Total Acres Total Est. Land Value = 22,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.16	87120	20	37,636
Total Estimated Land Improvements True Cash Value =				37,636

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1987

Description of Occupancy: 4 BAY GARAGE

Costs are taken from the Warehouses - Storage cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
 Stories: 1 Story Height: 16 Perimeter: 284

Base Rate for Upper Floors = 57.37

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.69 50%
 Adjusted Square Foot Cost for Upper Floors = 60.21

Total Floor Area: 5,040 Base Cost New of Upper Floors = 303,483

Reproduction/Replacement Cost = 303,483
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0
 Total Depreciated Cost = 160,846

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 1 = 263,787
 Replacement Cost/Floor Area= 60.21 Est. TCV/Floor Area= 52.34

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1976

Description of Occupancy: CAL 238

Costs are taken from the Warehouses - Storage cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
 Stories: 1 Story Height: 14 Perimeter: 168

Base Rate for Upper Floors = 68.53

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 6.80 50%
 Adjusted Square Foot Cost for Upper Floors = 71.93

Total Floor Area: 1,440 Base Cost New of Upper Floors = 103,579

Reproduction/Replacement Cost = 103,579
 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0
 Total Depreciated Cost = 48,682

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost

(4) Floor Structure:						
Wood Joists and Sheathing	1 Up	7.43	196	1.000	1.000	1,456

(13) Roof Structure:

Parcel Number: 009-013-005-00

Page: 2

Open Wood System for Corrugated
Metal 1 Up 2.35 240 1.000 1.000 564

(14) Roof Cover:

Alum./Steel Corrugated or Crimped 1 Up 2.53 240 1.000 1.000 607

Total Cost of Upper Stories = 2,627

1 Stories Above Ground, Number of stories multiplier for upper stories = 1.000

Total Cost New = 2,627

Architectural Multiplier: 0.66

Reproduction/Replacement Cost = 1,734

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0

Total Depreciated Cost = 815

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 2 = 81,175

Replacement Cost/Floor Area= 73.13 Est. TCV/Floor Area= 56.37

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 0

Description of Occupancy: LOCATED @ BACK OF LOT

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average

Stories: 1 Story Height: 10 Perimeter: 120

Base Rate for Upper Floors = 31.81

Adjusted Square Foot Cost for Upper Floors = 31.81

Total Floor Area: 864 Base Cost New of Upper Floors = 27,483

Reproduction/Replacement Cost = 27,483

Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 16,490

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 3 = 27,043

Replacement Cost/Floor Area= 31.81 Est. TCV/Floor Area= 31.30

Total Estimated True Cash Value of Commercial/Industrial Buildings = 372,005

2026 Est. T.C.V. 009-013-005-00 = 432,141

Est. TCV/Total Floor Area = 58.84, Most recent sale 07/28/2025 for 0

2025 Assessed MBOR S.E.V. Base for Cap IRM

190,900 190,900 190,900 89,237 2.70

2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses

0 25,200 0 0 2,409 0

2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT

216,100 216,100 216,100 91,646 91,646 0

009-013-006-00
Property Class: 201
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

MISSAUKEE COUNTY COMMISSION ON AGIN
2170 S MOREY RD
LAKE CITY, MI 49651

. SEC 13 T22N R8W N 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4 OF NE1/4. 2.50 A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	165.00	660.00	1.0000	0.0000	0	100*		0
COMMERCIAL 2-4A	9000		2.50 Acres		9000	100		22,500

* denotes lines that do not contribute to the total acreage calculation.

165 Actual Front Feet, 2.50 Total Acres Total Est. Land Value = 22,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.86	3800	100	10,868
Total Estimated Land Improvements				10,868

Ag. Bld 1 0, Lean-To Utility Shed, 3 Wall Class:D,Pole Quality:Low Cost
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	4.50	240	1,080
Default Walls	7.66	180	1,379

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Depr. Cost = 1,352
ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 1 = 1,434

Total Estimated True Cash Value of Agricultural Buildings = 1,434

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1975
Description of Occupancy: CAL 140

Costs are taken from the Office Buildings cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Low Cost
Stories: 1 Story Height: 12 Perimeter: 232

Base Rate for Upper Floors = 101.11

(10) Heating system: Forced Air Furnace Cost/SqFt: 20.47 100%
Adjusted Square Foot Cost for Upper Floors = 121.58

Total Floor Area: 2,788 Base Cost New of Upper Floors = 338,965

Reproduction/Replacement Cost = 338,965

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 55 /100/100/100/55.0

Total Depreciated Cost = 186,431

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 1 = 197,617
Replacement Cost/Floor Area= 121.58 Est. TCV/Floor Area= 70.88

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2021

Costs are taken from the Warehouses - Storage cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 8 Perimeter: 108
Overall Building Height: 8

Base Rate for Upper Floors = 40.16

Adjusted Square Foot Cost for Upper Floors = 40.16

Total Floor Area: 720 Base Cost New of Upper Floors = 28,916

Reproduction/Replacement Cost = 28,916

Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 94 /100/100/100/94.0

Parcel Number: 009-013-006-00

Page: 2

Total Depreciated Cost = 27,181

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 2 = 28,812
Replacement Cost/Floor Area= 40.16 Est. TCV/Floor Area= 40.02

Total Estimated True Cash Value of Commercial/Industrial Buildings = 226,429

2026 Est. T.C.V. 009-013-006-00 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 01/10/2020 for 150,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-013-007-00	2026 Est. T.C.V.	ROOT DEREK P
Property Class: 401		2234 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W S 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4 OF NE1/4. 2.50 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	164.00	660.00	1.0000	0.0000	110	100*		0
Residentia 1 - 2.99@	\$9000	2.48 Acres	9000	100				22,365

* denotes lines that do not contribute to the total acreage calculation.

164 Actual Front Feet, 2.48 Total Acres Total Est. Land Value = 22,365

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	5921	0	0
D/W/P: 3.5 Concrete	6.58	151	0	0
Wood Frame	22.54	1627	50	18,336
Metal Prefab	15.40	252	50	1,940

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				25,276

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1970

(11) Heating System: Wall Furnace

Ground Area = 1800 SF Floor Area = 1800 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	720		
Basement	Block, 6"		465		
Addition	Siding	Crawl	1080		
Total:				140,029	49,010

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,010	353

Water/Sewer

1000 Gal Septic	1	4,689	1,641
Water Well, 100 Feet	1	5,734	2,007

Porches

WGEP (1 Story)	220	12,648	4,427

Deck

Treated Wood	576	7,983	2,794
w/Roof (Roof portion)	684	10,178	3,562
w/Roof (Roof portion)	214	3,495	1,223

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	756	19,565	6,848

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

Base Cost	1232	40,077	14,027

Built-Ins

Appliance Allow.	1	2,713	950

Carports

Aluminum	396	5,659	1,981

Totals: 253,780 88,823

Notes: HOLLY PARK

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 83,494

2026 Est. T.C.V. 009-013-007-00 = 131,135

Est. TCV/Total Floor Area = 72.85

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
57,800	57,800	57,800	24,845	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,800	0	670	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
65,600	65,600	65,600	25,515	25,515	25,515	

009-013-008-00	2026 Est. T.C.V.	LASKOWSKI DAVID P
Property Class: 401		6215 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W W 210 FT OF E 631.37 FT OF W 1/2 OF NE 1/4 OF NE 1/4. 6.3545A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF 210.00	1317.17	1.0000	0.0000	0.0000	110	100*		0
Residentia 3 - 7 @\$9000		6.35 Acres			9000	100		57,150
* denotes lines that do not contribute to the total acreage calculation.								
210 Actual Front Feet, 6.35 Total Acres								Total Est. Land Value = 57,150

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	2550	0	0
D/W/P: 3.5 Concrete	6.58	448	0	0
Wood Frame	24.21	240	94	5,461
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				7,836

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1972

(11) Heating System: Forced Heat & Cool
 Ground Area = 1692 SF Floor Area = 1692 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,188		
1 Story	Siding	Crawl Space	504		
Total:				238,638	155,146

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 100 Feet	1	5,734	3,727

Porches

CCP (1 Story)	42	1,380	897

Deck

Treated Wood	160	3,446	2,240

Garages

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

Base Cost	672	26,665	17,332
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	2	1,054	685

Class: C Exterior: Pole (Unfinished)

Door Opener	2	1,054	685
Base Cost	1200	28,380	18,447

Built-Ins

Appliance Allow.	1	2,713	1,763

Totals: 312,586 203,211

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 249,950

2026 Est. T.C.V. 009-013-008-00

= 314,936

Parcel Number: 009-013-008-00

Page: 2

 Est. TCV/Total Floor Area = 186.13, Most recent sale 07/06/2005 for 139,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
129,900	129,900	129,900	73,231	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	27,600	0	0	1,977	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
157,500	157,500	157,500	75,208	75,208	75,208	

009-013-009-00	2026 Est. T.C.V.	FENSTERMACHER DONALD D
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W W 210 FT OF E 421.37 FT OF W 1/2 OF NE 1/4 OF NE 1/4. 6.3636
A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	421.37	657.48	1.0000	0.0000	110	100*		0
Residentia PARTOF>100			6.36 Acres		5000	100		31,800
* denotes lines that do not contribute to the total acreage calculation.								
421 Actual Front Feet, 6.36 Total Acres								Total Est. Land Value = 31,800

2026 Est. T.C.V. 009-013-009-00	=	31,800

Est. TCV/Total Floor Area = 18.79

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
11,800	11,800	11,800	8,200	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,100	0	221	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,900	15,900	15,900	8,421	8,421	0	

009-013-010-00	2026 Est. T.C.V.	SCHOLTEN FARMS LLC
Property Class: 102		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W E 211.37 FT OF W 1/2 OF NE 1/4 OF NE 1/4. 6.4052 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 0	211.37	1321.00	1.0000	0.0000	0	100*		0
AGRICULTRU 3 -7 Acres		6.41 Acres			3800	100		24,358
* denotes lines that do not contribute to the total acreage calculation.								
211 Actual Front Feet, 6.41 Total Acres Total Est. Land Value =								24,358

2026 Est. T.C.V. 009-013-010-00	=	24,358
Est. TCV/Total Floor Area = 14.40, Most recent sale 12/01/1994 for 9,000		
2025 Assessed	MBOR	S.E.V.
10,300	10,300	10,300
		8,200
2026 New Eq. Adjustment	Loss	Additions
0	1,900	0
2026 Assessed	MBOR	S.E.V.
12,200	12,200	12,200
		8,421
		8,421
		8,421

IRM

2.70

Tax Adjustment

221

->Taxable<-

PRE/MBT

009-013-011-00	2026 Est. T.C.V.	STAUFFER JORDAN W
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PCL B OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-2 P-515-516. 12.83A.
 FORMERLY DESCRIBED AS. SEC 13 T22N R8W NW 1/4 OF NE 1/4 OF SEC 13, T22N, R8W.,
 EXC W 807.6 FT OF S 60 RDS & EXC PLAT PRT THOF. ALSO W 29.99 FT OF NE 1/4 OF NE
 1/4 OF SEC 13, T22N, R8W. 13.4811A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		12.83 Acres			5600	100		71,848
		12.83 Total Acres					Total Est. Land Value =	71,848

2026 Est. T.C.V. 009-013-011-00	=	71,848

Est. TCV/Total Floor Area = 42.46, Most recent sale 07/23/2025 for 73,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
33,700	33,700	33,700	15,344	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	2,200	0	0	20,556	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,900	35,900	35,900	15,758	35,900	0	

009-013-011-50	2026 Est. T.C.V.	DUTCHMAN PROPERTIES LLC
Property Class: 102		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W W 807.6 FT OF S 60 RDS OF NW 1/4 OF NE 1/4 OF SEC 13, T22N,
R8W., EXC W 200 FT THOF. 13.8091A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU SURPLUS	2600/		13.81 Acres		2600	100		35,906
			13.81 Total Acres				Total Est. Land Value =	35,906

2026 Est. T.C.V. 009-013-011-50	=	35,906

Est. TCV/Total Floor Area = 21.22

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
15,900	15,900	15,900	14,181	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,100	0	382	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
18,000	18,000	18,000	14,563	14,563	14,563

009-013-012-00	2026 Est. T.C.V.	JENNINGS ROAD LLC
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W BEG AT THE N 1/4 POST OF SEC 13; TH S ALONG N & S 1/4 LINE 20 RDS; TH E'LY 16 RDS; TH N'LY 20 RDS; TH W'LY ALONG N LINE OF SAID SEC TO PT OF B. 2 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	264.00	297.00	0.9329	0.9283	250	100		57,158
264 Actual Front Feet, 1.80 Total Acres							Total Est. Land Value =	57,158

2026 Est. T.C.V. 009-013-012-00 = 57,158

Est. TCV/Total Floor Area = 33.78, Most recent sale 02/21/2023 for 44,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
22,900	22,900	22,900	9,279	2.70			
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	5,700	0	0	250			0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
28,600	28,600	28,600	9,529	9,529	0		

009-013-013-00	2026 Est. T.C.V.	DUTCHMAN PROPERTIES LLC
Property Class: 102		W ROBERTS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W S 1/2 OF N 1/2 EXC NW 1/4 OF SW 1/4 OF NW 1/4 & EXC N 650 FT OF E 444 FT THOF & EXC S 33 FT OF S 1/2 OF NW 1/4 & EXC N 66 FT OF E 485 FT OF S 1/2 OF NW 1/4 & EXC S 33 FT OF W 1904.71 FT OF S 1/2 OF NE 1/4 & EXC S 66 FT OF E 132 FT OF W 2036.71 FT OF S 1/2 OF NE 1/4; ALSO W 1/2 OF NE 1/4 OF NW 1/4 EXC W 165 FT OF N 365 FT THOF; ALSO PCL A OF SURVEY RECORDED IN LIBER S1 PP 75-82. 178.2843A

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 121 - 400 Acres	153.28 Acres		3400	100				521,152
AGRICULTRU UNTILLABLE	25.00 Acres		3200	100				80,000
	178.28 Total Acres						Total Est. Land Value =	601,152

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Agricultural Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
8' DIAMETER WELL	15,750.00	1	95	14,962
Total Estimated Land Improvements True Cash Value =				14,962

2026 Est. T.C.V. 009-013-013-00	=	616,114

Est. TCV/Total Floor Area = 364.13

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
290,200	290,200	290,200	96,763	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,900	0	2,612	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
308,100	308,100	308,100	99,375	99,375	99,375

009-013-014-00	2026 Est. T.C.V.	DUTCHMAN TREE FARMS LLC
Property Class: 401		2300 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2012-01472 LCT BEGINNING 183 AND 2/6 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTH HALF (S1/2) OF THE NORTHEAST QUARTER (NE 1/4) THENCE SOUTH 466 AND 4/6 FEET THENCE WEST 444 FEET; THENCE NORTH 466 AND 4/6 FEET; THENCE EAST 444 FEET TO THE POINT OF BEGINNING, SECTION 13, TOWNSHIP 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP,
MISSAUKEE COUNTY, MICHIGAN

FORERLY DESCRIBED / CONDENSED AS: SEC 13 T22N R8W BEG 183 2/6 FT S OF NE COR OF S 1/2 OF NE 1/4 TH S 466 4/6 FT W 444 FT N 466 4/6 FT E 444 FT TO BEG. 4.7566 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	466.00	444.00	0.8094	1.0264	110	100		42,586
466 Actual Front Feet, 4.75 Total Acres							Total Est. Land Value =	42,586

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	824	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1912

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1270 SF Floor Area = 1590 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	480		
1 Story	Siding	Mich Bsmnt.	470		
2 Story	Siding	Crawl Space	320		
			Total:	219,545	158,467

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
2 Fixture Bath	1	2,996	2,097

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 100 Feet	1	5,734	4,014

Porches

CCP (1 Story)	192	5,357	3,750

Deck

Treated Wood	686	8,959	6,271

Garages

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

Base Cost	312	16,018	11,213
Common Wall: 1 Wall	1	-2,589	-1,812
Door Opener	1	527	369

Built-Ins

Appliance Allow.	1	2,713	1,899

Breezeways

Frame Wall	130	8,775	6,142

Parcel Number: 009-013-014-00

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Totals: 274,146 191,907

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 236,046

Cost Est. for Res. Bldg: 2 Single Family HUD Cls C Blt 1986

(11) Heating System: Forced Air w/ Ducts
Ground Area = 924 SF Floor Area = 924 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	924		
Total:				109,157	81,866

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Water/Sewer

1000 Gal Septic	1	4,689	3,517
Water Well, 100 Feet	1	5,734	4,300

Built-Ins

Appliance Allow.	1	2,713	2,035

Totals: 128,193 96,142

Notes: 1986 FAIRMONT

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 95,181

Ag. Bld 1 1969, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost
Height: 11 ft

Description	Rate	Size	Cost New
Base Cost	16.85	1728	29,117
Default Walls	5.58	1728	9,642

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/80/100/36 Depr. Cost = 13,953
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 12,977

Total Estimated True Cash Value of Agricultural Buildings = 12,977

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1991
Description of Occupancy: BUILT 1991 + ADD 2015

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average
Stories: 1 Story Height: 11 Perimeter: 277
Overall Building Height: 11

Base Rate for Upper Floors = 26.51

(10) Heating system: Space Heaters, Radiant Cost/SqFt: 3.94 100%
Adjusted Square Foot Cost for Upper Floors = 30.45

Total Floor Area: 4,437 Base Cost New of Upper Floors = 135,107

Reproduction/Replacement Cost = 135,107
Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0
Total Depreciated Cost = 99,979

ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 92,981

Parcel Number: 009-013-014-00

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 Replacement Cost/Floor Area= 30.45 Est. TCV/Floor Area= 20.96

 Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2015
 Description of Occupancy: ADDITION BUILT 2015

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<< Calculator Cost Computations >>>>

Class: D,Pole Quality: Average

Stories: 1 Story Height: 14 Perimeter: 240

Overall Building Height: 14

Base Rate for Upper Floors = 27.19

Adjusted Square Foot Cost for Upper Floors = 27.19

Total Floor Area: 4,634 Base Cost New of Upper Floors = 125,999

Reproduction/Replacement Cost = 125,999

Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0

Total Depreciated Cost = 103,319

ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 2 = 96,087

Replacement Cost/Floor Area= 27.19 Est. TCV/Floor Area= 20.74

 Total Estimated True Cash Value of Commercial/Industrial Buildings = 189,068

2026 Est. T.C.V. 009-013-014-00 = 576,808

Est. TCV/Total Floor Area = 49.79, Most recent sale 02/08/2012 for 329,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

251,300 251,300 251,300 184,695 2.70

2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses

0 37,100 0 0 4,986 0

2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT

288,400 288,400 288,400 189,681 189,681 189,681

009-013-015-00	2026 Est. T.C.V.	STEFANIAK TINA
Property Class: 401		2260 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

REMAINDER PCL AS SHOWN IN SURVEY RECORDED IN LIBER S6 P146 SEC13 T22N R8W .65 A
12/2022 SPLIT PART TO 013-015-90
2013-03834 BEGINNING 108 2/6 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTH 1/2
OF THE NORTHEAST 1/ 4 OF SECTION 13, TOWN 22 NORTH, RANGE 8 WEST; THENCE SOUTH
ALONG THE SECTION LINE 75 FEET; THENCE WEST 444 FEET; THENCE NORTH 75 FEET;
THENCE EAST 444 FEET TO THE PLACE OF BEGINNING. LAKE TOWNSHIP, MISSAUKEE COUNTY,
MICHIGAN

FORMERLY ABV AS: SEC 13 T22N R8W BEG 108 2/6 FT S OF NE COR OF S 1/2 OF NE 1/4
TH S 75 FT W 444 FT N 75 FT E 444 FT TO BEG. .7645 A.

Split/Comb. on 12/13/2022 completed 12/13/2022 TIM ;
Parent Parcel(s): 009-013-015-00;
Child Parcel(s): 009-013-015-90;

SPLIT W'LY PART BEING TILED BY ADJ FARM.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	75.00	377.52	1.2779	0.9856	110	100		10,391
75 Actual Front Feet, 0.65 Total Acres							Total Est. Land Value =	10,391

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	66	50	217
Wood Frame	33.65	72	50	1,211
Total Estimated Land Improvements			True Cash Value =	1,428

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1988

(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
2 Fixture Bath	1	2,996	2,097

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Deck

w/Roof (Roof portion)	60	1,142	799

Garages

Class: C Exterior: Pole (Finished)			
Base Cost	2067	64,552	45,186

Totals:	83,248	58,272

Notes: POLE GARAGE

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	71,675

2026 Est. T.C.V. 009-013-015-00	=	83,494
Est. TCV/Total Floor Area = 0.00, Most recent sale 12/23/2021 for 70,000		

Parcel Number: 009-013-015-00

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2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM	
	37,200		37,200	37,200	37,200	2.70	
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		4,500	0	0	1,004	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	41,700		41,700	41,700	38,204	38,204	38,204

009-013-015-90	2026 Est. T.C.V.	ARLINE PROPERTIES LLC
Property Class: 102		2260 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

TRANSFER PCL AS SHOWN IN SURVEY RECORDED IN LIBER S6 P146 SEC13 T22N R8W .11 A
 12/2022 SPLIT PART TO 013-015-90
 2013-03834 BEGINNING 108 2/6 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTH 1/2
 OF THE NORTHEAST 1/ 4 OF SECTION 13, TOWN 22 NORTH, RANGE 8 WEST; THENCE SOUTH
 ALONG THE SECTION LINE 75 FEET; THENCE WEST 444 FEET; THENCE NORTH 75 FEET;
 THENCE EAST 444 FEET TO THE PLACE OF BEGINNING. LAKE TOWNSHIP, MISSAUKEE COUNTY,
 MICHIGAN

FORMERLY ABV AS: SEC 13 T22N R8W BEG 108 2/6 FT S OF NE COR OF S 1/2 OF NE 1/4
 TH S 75 FT W 444 FT N 75 FT E 444 FT TO BEG. .7645 A.
 SPLIT/COMBINED ON 12/13/2022 FROM 009-013-015-00;

Split/Comb. on 12/13/2022 completed 12/13/2022 TIM ;
 Parent Parcel(s): 009-013-015-00;
 Child Parcel(s): 009-013-015-90;

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 3	-7 Acres		0.11 Acres		3800	100		418
			0.11 Total Acres				Total Est. Land Value =	418

2026 Est. T.C.V. 009-013-015-90 = 418

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/17/2023 for 5,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
200	200	200	200	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
200	200	200	205	200	0	

009-013-016-00	2026 Est. T.C.V.	ROOT TONY A
Property Class: 401		2236 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2013-00634 WD BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH ONE HALF (S1/2) OF THE NORTHEAST ONE QUARTER (NE1/4) OF SECTION THIRTEEN (13) TOWN 22 NORTH, RANGE 8 WEST, THENCE SOUTH 108-2/6 FEET; THENCE WEST 444 FEET; THENCE NORTH 108-2/6 FEET; THENCE EAST 444 FEET TO THE PLACE OF BEGINNING.

. SEC 13 T22N R8W N 108 2/6 FT OF E 444 FT OF S 1/2 OF NE 1/4. 1.1042 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	108.00	444.00	1.1665	1.0264	110	100		14,225
108 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	14,225

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	524	0	0
D/W/P: 4in Concrete	6.47	797	0	0
Wood Frame	20.05	480	20	1,925

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements				True Cash Value = 4,425

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 2010 SF Floor Area = 2010 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,768		
1 Story	Siding	Crawl Space	242		
		Total:		253,315	151,989

Other Additions/Adjustments

Recreation Room	1138	20,689	10,344
Exterior			
Brick Veneer	640	9,754	5,852
Basement, Outside Entrance, Above Grade	1	1,747	1,048
Plumbing			
Average Fixture(s)	1	1,185	711
Water/Sewer			
1000 Gal Septic	1	4,386	2,632
Water Well, 100 Feet	1	5,415	3,249
Porches			
CCP (1 Story)	123	3,280	1,968
CGEP (1 Story)	35	3,662	2,197
Deck			
Treated Wood	220	4,154	2,492
w/Roof (Roof portion)	80	1,349	809
w/Roof (Roof portion)	64	1,108	665

Garages

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

Base Cost	468	18,612	11,167
Common Wall: 1/2 Wall	1	-1,207	-724

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

Parcel Number: 009-013-016-00

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Base Cost	817	29,812	17,887
Built-Ins			
Appliance Allow.	1	1,897	1,138
Fireplaces			
Exterior 1 Story	1	5,597	3,358
Totals:		364,755	216,782

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 266,642

2026 Est. T.C.V. 009-013-016-00				=	285,292
Est. TCV/Total Floor Area = 141.94					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
122,200	122,200	122,200	59,968	2.70	
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	20,400	0	0	1,619	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
142,600	142,600	142,600	61,587	61,587	0

009-013-018-80	2026 Est. T.C.V.	SIMERSON CHAD E
Property Class: 401		6781 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W W 165 FT OF N 365 FT OF W 1/2 OF W 1/2 OF NE 1/4 OF NW 1/4.
1.3826 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	165.00	365.00	1.0493	0.9774	110	100		18,613
165 Actual Front Feet,	1.38	Total Acres			Total Est.	Land Value =		18,613

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1930

(11) Heating System: Forced Air w/ Ducts
Ground Area = 936 SF Floor Area = 936 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	408		
1 Story	Siding	Crawl Space	264		
1 Story	Siding	Crawl Space	264		
		Total:		117,076	64,392

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543
2 Fixture Bath	1	2,074	1,141

Water/Sewer

1000 Gal Septic	1	4,109	2,260
Water Well, 100 Feet	1	5,150	2,832

Deck

Treated Wood	168	3,404	1,872
w/Roof (Roof portion)	400	4,900	2,695

Garages

Class: D Exterior: Pole (Unfinished)
Base Cost 960 18,499 10,174

Built-Ins

Appliance Allow.	1	1,607	884

Totals: 157,807 86,793

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 106,755

2026 Est. T.C.V. 009-013-018-80 = 125,368

Est. TCV/Total Floor Area = 133.94, Most recent sale 02/23/2021 for 78,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
53,500	53,500	53,500	44,557	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,200	0	0	1,203	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
62,700	62,700	62,700	45,760	45,760	45,760	

009-013-019-00	2026 Est. T.C.V.	MILLER ALMAN JOHN
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W N 193 FT OF NW 1/4 OF NW 1/4 EXC W 330 FT THOF. 4.3864A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors * 990.821' X 198'

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 -	2.99@	\$9000	4.39 Acres		9000	100		39,510
			4.39 Total Acres				Total Est. Land Value =	39,510

2026 Est. T.C.V. 009-013-019-00 = 39,510

Est. TCV/Total Floor Area = 42.21

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
19,800	19,800	19,800	8,310	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	224	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
19,800	19,800	19,800	8,534	8,534	0

009-013-019-20	2026 Est. T.C.V.	MILLER CASEY JOHN
Property Class: 201		6991 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W N 193 FT OF W 230 FT OF NW 1/4 OF NW 1/4. 1.4621A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors * 193' X 321.847'

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL <2A M/L			1.43 Acres		18000	100		25,668
			1.43 Total Acres				Total Est. Land Value =	25,668

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	261	50	753
D/W/P: 4in Concrete	6.05	173	50	523
Wood Frame	20.84	160	50	1,667
				Total Estimated Land Improvements True Cash Value = 2,943

Cost Est. for Res. Bldg: 1 Single Family 2.5S Cls D Blt 1900

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1300 SF Floor Area = 2605 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Crawl Space	870		
1 Story	Siding	Crawl Space	430		
			Total:	224,831	123,657

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Water/Sewer

1000 Gal Septic	1	4,109	2,260
Water Well, 50 Feet	1	3,344	1,839

Porches

CCP (1 Story)	441	9,398	5,169

Built-Ins

Appliance Allow.	1	1,607	884

Fireplaces

Exterior 2 Story	2	12,183	6,701

Totals: 256,460 141,053

Notes: RELOCATED TO THIS SITE IN APROX 1980 FROM CAMP MISSAUKEE PARCEL 012-019-00

ECF (201C COMMERCIAL GROUP C) 1.230 => TCV: 173,495

2026 Est. T.C.V. 009-013-019-20 = 202,106

Est. TCV/Total Floor Area = 77.58, Most recent sale 04/19/2017 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
91,000	91,000	91,000	18,809	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	10,100	0	0	507	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
101,100	101,100	101,100	19,316	19,316	0	

009-013-019-30	2026 Est. T.C.V.	MILLER ALMAN JOHN
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W NW 1/4 OF NW 1/4 EXC N 193 FT THOF & EXCBEG 193 FT S OF NW COR
TH S 645 FT, E 250 FT, N 645 FT, W 250 FT TO POB. 30.4497A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3800	30.29	Acres	3800	100			115,083
Residentia ROW @ ZERO		0.17	Acres	0	100			0
		30.45	Total Acres				Total Est. Land Value =	115,083

2026 Est. T.C.V. 009-013-019-30	=	115,083
Est. TCV/Total Floor Area = 44.18		

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
56,000	56,000	56,000	18,771	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,500	0	0	-27,530	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
57,500	57,500	57,500	19,277	19,277	0	

009-013-020-00	2026 Est. T.C.V.	ROGERS SUSAN M
Property Class: 401		2061 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W COMM 333 FT S OF NW COR SEC 13 S 175 FT E 250 FT N 175 FT W
250 FT TO POB. 1.0044 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	175.00	250.00	1.0339	0.8891	110	100		17,697
175 Actual Front Feet,	1.00	Total Acres			Total Est.	Land Value =		17,697

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	615	71	2,689
D/W/P: Asphalt Paving	2.89	480	71	985
Wood Frame	20.05	720	71	10,250
Wood Frame	22.20	192	71	3,026
Total Estimated Land Improvements				16,950

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1942 SF Floor Area = 1942 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,942		
			Total:	248,915	161,795

Other Additions/Adjustments

Exterior

Brick Veneer	192	2,926	1,902

Plumbing

Average Fixture(s)	1	1,185	770
3 Fixture Bath	1	3,721	2,419
2 Fixture Bath	1	2,502	1,626

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 100 Feet	1	5,415	3,520

Deck

Treated Wood	224	4,204	2,733

Garages

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

Base Cost	650	23,329	15,164
Common Wall: 1.5 Wall	1	-3,628	-2,358

Built-Ins

Appliance Allow.	1	1,897	1,233

Porches

CCP (1 Story)	24	1,110	721

Totals: 295,962 192,376

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 236,622

2026 Est. T.C.V. 009-013-020-00 = 271,269

Est. TCV/Total Floor Area = 139.69, Most recent sale 10/01/2001 for 115,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
115,900	115,900	115,900	66,779	2.70

Parcel Number: 009-013-020-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,700	0	0	1,803	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	135,600	135,600	135,600	68,582	68,582	68,582

009-013-021-00	2026 Est. T.C.V.	BOUZA LARRY A
Property Class: 401		2071 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W BEG 508 FT S OF NW COR TH S 110 FT E 250 FT N 110 FT W 250 FT
TO POB. .6313 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	110.00	250.00	1.1612	0.8891	110	100		12,493
110 Actual Front Feet, 0.63 Total Acres							Total Est. Land Value =	12,493

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	96	71	449
Wood Frame	27.96	120	71	2,382
Total Estimated Land Improvements				True Cash Value = 2,831

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

(11) Heating System: Space Heater

Ground Area = 1040 SF Floor Area = 1040 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,040		
			Total:	136,563	81,939

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853

Water/Sewer

1000 Gal Septic	1	4,689	2,813
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	2,713	1,628

Totals: 148,731 89,239

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 109,764

2026 Est. T.C.V. 009-013-021-00 = 125,088

Est. TCV/Total Floor Area = 120.28

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
53,100	53,100	53,100	37,478	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,400	0	0	1,011	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
62,500	62,500	62,500	38,489	38,489	0	

009-013-022-00	2026 Est. T.C.V.	MASKE MICHAEL P & LYNNE M
Property Class: 401		2081 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W BEG 618 FT S OF NW COR TH S 110 FT E 250 FT, N 110 FT, W 250 FT TO POB. .6313 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	110.00	250.00	1.1612	0.8891	110	100		12,493
110 Actual Front Feet, 0.63 Total Acres							Total Est. Land Value =	12,493

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	27.96	120	71	2,382
Total Estimated Land Improvements				2,382

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

(11) Heating System: Electric Baseboard

Ground Area = 1040 SF Floor Area = 1040 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,040		
			Total:	150,276	105,190

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Porches

CPP	16	438	307
CPP	9	247	173

Totals: 165,519 115,860

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 142,508

2026 Est. T.C.V. 009-013-022-00 = 157,383

Est. TCV/Total Floor Area = 151.33, Most recent sale 06/28/2024 for 197,450

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
67,100	67,100	67,100	67,100	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,600	0	0	1,811	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
78,700	78,700	78,700	68,911	68,911	68,911	

009-013-023-00	2026 Est. T.C.V.	THEOBALD JAMES & JAMIE
Property Class: 401		2101 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W BEG 728 FT S OF NW COR TH S 110 FT E 250 FT, N 110 FT, W 250 FT TO POB. .6313 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	110.00	250.00	1.1612	0.8891	110	100		12,493
110 Actual Front Feet, 0.63 Total Acres							Total Est. Land Value =	12,493

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.97	99	50	1,434
Total Estimated Land Improvements				1,434

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C -5 Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1560 SF Floor Area = 1560 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,560		
			Total:	195,604	127,158

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174

Porches

CCP (1 Story)	110	3,227	807	*25% Good

Deck

Treated Wood	240	4,500	3,915	*87% Good

Garages

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

Base Cost	576	23,910	15,541
Common Wall: 1 Wall	1	-2,589	-1,683

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Wood Stove	1	2,503	1,627

Totals: 242,319 157,221

Notes: MODULAR (MRBC)

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 193,382

2026 Est. T.C.V. 009-013-023-00 = 207,309

Est. TCV/Total Floor Area = 132.89, Most recent sale 11/18/2015 for 70,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
88,600	88,600	88,600	38,007	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,100	0	1,026	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
103,700	103,700	103,700	39,033	39,033	39,033

009-013-024-00	2026 Est. T.C.V.	BROOKS GREGORY A & KIMBERLY A
Property Class: 401		2021 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W BEG 193 FT S OF NW COR TH E 250 FT S 140 FT, W 250 FT, N 140 FT TO POB. .8035 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	140.00	250.00	1.0933	0.8891	110	100		14,970
140 Actual Front Feet, 0.80 Total Acres							Total Est. Land Value =	14,970

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	288	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1981

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1320 SF Floor Area = 1320 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,320		
			Total:	179,387	116,601

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 100 Feet	1	5,415	3,520

Porches

CCP (1 Story)	80	2,226	1,447

Deck

Treated Wood	192	3,792	2,465

Garages

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

Base Cost	576	21,439	13,935
Common Wall: 1 Wall	1	-2,421	-1,574

Built-Ins

Appliance Allow.	1	1,897	1,233

Totals: 217,306 141,248

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 173,735

2026 Est. T.C.V. 009-013-024-00 = 189,655

Est. TCV/Total Floor Area = 143.68

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
80,400	80,400	80,400	50,479	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	14,400	0	0	1,362	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
94,800	94,800	94,800	51,841	51,841	51,841	

009-013-026-00	2026 Est. T.C.V.	DE WITT KRIS L
Property Class: 401		2301 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W N 224 FT OF W 200 FT OF S 1/2 OF NW 1/4. & N224 FT OF NW/4 OF SW/4 OF NW/4 EXC W 200 FT THOF 3.3894 Ac. M/L.

05-16-07 Combined 013-027-45 with this pcl for 2008.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	224.00	659.23	0.9721	1.1330	110	100		27,138
224 Actual Front Feet, 3.39 Total Acres					Total Est.		Land Value =	27,138

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	518	0	0
D/W/P: 4in Concrete	6.96	154	0	0
Wood Frame	32.26	80	50	1,290

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,790

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C Blt 1960

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1236 SF Floor Area = 2502 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Mich Bsmnt.	984		
1 Story	Siding	Crawl Space	252		
1 Story	Siding	Overhang	528		
		Total:		284,819	194,036

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174

Deck

Treated Wood	690	8,991	5,844

Balcony

Wood Balcony	165	7,207	4,685

Garages

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

Base Cost	528	22,551	14,658
Common Wall: 1/2 Wall	1	-1,294	-841
Door Opener	1	527	343

Class: CD Exterior: Pole (Unfinished)

Base Cost	1120	23,733	15,426

Built-Ins

Appliance Allow.	1	2,713	1,763

Porches

CCP (1 Story)	24	1,185	770

Totals: 359,887 233,927

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 287,730

2026 Est. T.C.V. 009-013-026-00	=	318,658
Est. TCV/Total Floor Area = 127.36		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
137,500 137,500 137,500	80,467	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 21,800 0	0	2,172 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
159,300 159,300 159,300	82,639	82,639 82,639

009-013-027-00	2026 Est. T.C.V.	SMITH ROBERT & DANA &
Property Class: 201		2321 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 13 T22N R8W (4*2006) NW 1/4 OF SW 1/4 OF NW 1/4 EXC N 224 FT THOF & EXC S
 292.44 FT THOF. 2.1798 A m/l
 Split on 09/14/2006 into 009-013-027-45;

Split/Comb. on 09/14/2006 completed 09/14/2006 RAY (Exempt..adj owner)

Parent Parcel(s): 009-013-027-00;
 Child Parcel(s): 009-013-027-45;

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES
 * Factors * 143.88'X660'

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 4-6A 9000		2.18 Acres	9000	100				19,620
		2.18 Total Acres					Total Est. Land Value =	19,620

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.41	228	50	730
Wood Frame	19.85	1891	0	0
Wood Frame	21.69	200	94	4,078
				Total Estimated Land Improvements True Cash Value = 4,808

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1976
 Description of Occupancy: BLOCK GRG FRONT OF LOT

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Good
 Stories: 1 Story Height: 10 Perimeter: 148

Base Rate for Upper Floors = 52.69

(10) Heating system: Forced Air Furnace Cost/SqFt: 8.30 100%
 Adjusted Square Foot Cost for Upper Floors = 60.99

Total Floor Area: 1,036 Base Cost New of Upper Floors = 63,186

Reproduction/Replacement Cost = 63,186
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0
 Total Depreciated Cost = 22,747

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels

Item Description	Cost	# or	Height	Storys	Cost
	Col.	Rate	SqFt	Adj.	Adj.

(7) Interior:
 Frame, Apartments, 1 Room Average 1 Up 31.75 1036 1.000 1.000 32,893

(8) Plumbing:
 Typical, Apartments, 1 Room, 1 Bath 1 Up 9.69 1036 1.000 1.000 10,039

Total Cost of Upper Stories = 42,932
 1 Stories Above Ground, Number of stories multiplier for upper stories = 1.000
 Total Cost New = 42,932

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 42,932
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0
 Total Depreciated Cost = 15,455

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 1 = 40,495
 Replacement Cost/Floor Area= 102.43 Est. TCV/Floor Area= 39.09

Parcel Number: 009-013-027-00

Page: 2

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1950

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 10 Perimeter: 180

Base Rate for Upper Floors = 17.82

Adjusted Square Foot Cost for Upper Floors = 17.82

Total Floor Area: 1,800 Base Cost New of Upper Floors = 32,076

Reproduction/Replacement Cost = 32,076

Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0

Total Depreciated Cost = 15,717

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 2 = 16,660

Replacement Cost/Floor Area= 17.82 Est. TCV/Floor Area= 9.26

Total Estimated True Cash Value of Commercial/Industrial Buildings = 57,155

2026 Est. T.C.V. 009-013-027-00 = 81,583

Est. TCV/Total Floor Area = 28.77, Most recent sale 04/01/2021 for 450,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
26,500	26,500	26,500	18,180	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	14,300	0	490	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,800	40,800	40,800	18,670	18,670	0	

009-013-027-50	2026 Est. T.C.V.	SMITH ROBERT & DANA &
Property Class: 201		2345 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W S 292.44 FT OF NW 1/4 OF SW 1/4 OF NW 1/4. 4.4309A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES
* Factors * 292.44' X 660'

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 4-6A 9000			4.43 Acres		9000	100		39,879
		4.43	Total Acres				Total Est. Land Value =	39,879

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.09	780	50	3,155
				Total Estimated Land Improvements True Cash Value = 3,155

Ag. Bld 1 1930, 4 Wall Barn, General Purpose Class:D,Frame Quality:Average
Height: 20 ft

Description	Rate	Size	Cost New
Base Cost	23.64	7200	170,208
Default Walls	14.88	7200	107,136
Space Heater	3.95	7200	28,440

Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40 Depr. Cost = 122,314
ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 1 = 129,652

Total Estimated True Cash Value of Agricultural Buildings = 129,652

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1987
Description of Occupancy: CAL 168

Costs are taken from the Sheds - Boat Storage 4 Wall Buildings cost schedules.

<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 16 Perimeter: 1000

Base Rate for Upper Floors = 30.06

Adjusted Square Foot Cost for Upper Floors = 30.06

Total Floor Area: 21,600 Base Cost New of Upper Floors = 649,296

Reproduction/Replacement Cost = 649,296
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0
Total Depreciated Cost = 435,028

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Stories Adj.	Cost
(13) Roof Structure:						
Wood Joists, Wood or Composition Deck	2 Up	6.77	256	1.000	1.000	1,733

(14) Roof Cover:						
Alum./Steel Corrugated or Crimped	1 Up	2.53	256	1.000	1.000	648

Total Cost of Upper Stories = 2,381
1 Stories Above Ground, Number of stories multiplier for upper stories = 1.000
Total Cost New = 2,381

Architectural Multiplier: 0.66

Reproduction/Replacement Cost = 1,571
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0
Total Depreciated Cost = 1,053

Parcel Number: 009-013-027-50

Page: 2

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI4/R00C/COMSH0235H	5.92	5400	1.00	87	27,812

ECF (201C COMMERCIAL GROUP C)	1.060 => TCV of Bldg: 1 =	491,727
Replacement Cost/Floor Area= 31.61	Est. TCV/Floor Area= 22.77	

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2010
Description of Occupancy: AT GREEN RD - WITH OFFICE

Costs are taken from the Warehouses - Storage cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average

Stories: 1 Story Height: 14 Perimeter: 300

Base Rate for Upper Floors = 61.11

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 6.95 100%
Adjusted Square Foot Cost for Upper Floors = 68.06

Total Floor Area: 2,417 Base Cost New of Upper Floors = 164,501

Reproduction/Replacement Cost = 164,501

Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0

Total Depreciated Cost = 111,861

ECF (201C COMMERCIAL GROUP C)	1.060 => TCV of Bldg: 2 =	118,572
Replacement Cost/Floor Area= 68.06	Est. TCV/Floor Area= 49.06	

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 2011
Description of Occupancy: SOUTH OF DRIVE AT RD

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average

Stories: 1 Story Height: 17 Perimeter: 300

Overall Building Height: 14

Base Rate for Upper Floors = 30.34

Adjusted Square Foot Cost for Upper Floors = 30.34

Total Floor Area: 4,300 Base Cost New of Upper Floors = 130,462

Reproduction/Replacement Cost = 130,462

Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0

Total Depreciated Cost = 96,542

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

	Cost	# or	Height	Storys	
Item Description	Col.	Rate	SqFt	Adj.	Adj.

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0

Total Depreciated Cost = 0

ECF (201C COMMERCIAL GROUP C)	1.060 => TCV of Bldg: 3 =	102,334
Replacement Cost/Floor Area= 30.34	Est. TCV/Floor Area= 23.80	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 712,633

2026 Est. T.C.V. 009-013-027-50 = 885,319

Est. TCV/Total Floor Area = 31.26, Most recent sale 04/01/2021 for 450,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-013-027-50

Page: 3

	285,200	285,200	285,200	246,090	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	157,500	0	0	6,644	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	442,700	442,700	442,700	252,734	252,734	0

MISSAUKEE COUNTY ROAD COMMISSION
W ROBERTS RD
LAKE CITY, MI 49651

2026	Est.	T.C.V.	009-013-028-00		=	0
Est. TCV/Total Floor Area = 0.00						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	0	0	0	0	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	0	0	0	0	0	0

009-013-030-00	2026 Est. T.C.V.	MURRAY JUDY TRUSTEE
Property Class: 401		6275 W ROBERTS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W PCLS B, C & D OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82.
30.04 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia INFERIOR@	\$1400	30.04	Acres	1400	100			42,056
		30.04	Total Acres				Total Est. Land Value =	42,056

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	480	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: Forced Heat & Cool
Ground Area = 1560 SF Floor Area = 1560 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,560		
			Total:	211,478	173,411

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	972

Water/Sewer

1000 Gal Septic	1	4,386	3,597
Water Well, 100 Feet	1	5,415	4,440

Garages

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

Base Cost	576	21,439	17,580
Common Wall: 1 Wall	1	-2,421	-1,985
Door Opener	1	468	384

Class: CD Exterior: Pole (Unfinished)

Base Cost	768	17,610	14,440

Built-Ins

Appliance Allow.	1	1,897	1,556

Porches

CCP (1 Story)	24	1,110	910

Totals: 262,567 215,305

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 264,825

2026 Est. T.C.V. 009-013-030-00 = 307,831

Est. TCV/Total Floor Area = 197.33

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
134,400	134,400	134,400	83,345	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	19,500	0	0	2,250	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
153,900	153,900	153,900	85,595	85,595	85,595	

009-013-031-00	2026 Est. T.C.V.	MCLEOD CRAIG & TONYA
Property Class: 401		6431 W ROBERTS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W PCL E OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.02
A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	332.00	1281.70	0.88	10 1.3379	110	100		43,046
332 Actual Front Feet,	9.77	Total Acres			Total Est.	Land Value =		43,046

2026 Est. T.C.V. 009-013-031-00 = 43,046

Est. TCV/Total Floor Area = 27.59, Most recent sale 10/15/2019 for 46,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
17,600	17,600	17,600	10,474	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,900	0	282	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
21,500	21,500	21,500	10,756	10,756	10,756

009-013-032-00	2026 Est. T.C.V.	MCLEOD CRAIG & TONYA
Property Class: 402		W ROBERTS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W PCL F OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.03
A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	332.00	1282.00	0.88	10 1.3380	110	100		43,049
332 Actual Front Feet,	9.77	Total Acres			Total Est.		Land Value =	43,049

2026 Est. T.C.V. 009-013-032-00 = 43,049

Est. TCV/Total Floor Area = 27.60, Most recent sale 10/15/2019 for 46,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
17,600	17,600	17,600	7,746	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,900	0	209	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
21,500	21,500	21,500	7,955	7,955	7,955	

009-013-033-00	2026 Est. T.C.V.	MCLEOD CRAIG & TONYA
Property Class: 402		W ROBERTS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W PCL G OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.04
A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	1282.90	0.8823	1.3382	110	100		42,862
330 Actual Front Feet,	9.72	Total Acres			Total Est.		Land Value =	42,862

2026 Est. T.C.V. 009-013-033-00 = 42,862

Est. TCV/Total Floor Area = 27.48, Most recent sale 10/15/2019 for 46,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
17,500	17,500	17,500	12,562	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,900	0	339	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
21,400	21,400	21,400	12,901	12,901	12,901	

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009-013-034-00
Property Class: 401
Map #:
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2026 Est. T.C.V.

LAKE TOWNSHIP

MILLER CASEY JOHN
6870 W KELLY RD
LAKE CITY, MI 49651

SEC 13 T22N R8W (3*2004)
SW 1/4 OF SW 1/4 EXC BEG AT SW COR, E 448 FT, N 462 FT, E 118 FT, N 462 FT, E
754 FT, N 396 FT, W TO W SEC LINE, S TO POB. 17.25 A M/L

2004 Split to 034-50, 034-70, 034-90 for 2005.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17	@\$5600	17.25	Acres	5600	100			96,600
		17.25	Total Acres	Total Est.	Land Value =			96,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	220	0	0
D/W/P: 4in Concrete	6.96	1637	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1981

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1210 SF Floor Area = 1210 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,210		
			Total:	197,850	128,607

Other Additions/Adjustments

Exterior

Stone Veneer	45	1,646	1,070

Basement, Outside Entrance, Above Grade	1	1,980	1,287

Plumbing

Average Fixture(s)	1	1,422	924

3 Fixture Bath	1	4,478	2,911

Water/Sewer

1000 Gal Septic	1	4,689	3,048

Water Well, 100 Feet	1	5,734	3,727

Porches

CCP (1 Story)	32	1,103	717

Deck

Treated Wood	208	4,093	2,660

w/Roof (Roof portion)	880	13,094	8,511

w/Roof (Roof portion)	112	1,985	1,290

Garages

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

Base Cost	576	23,910	15,541

Common Wall: 1 Wall	1	-2,589	-1,683

Door Opener	1	527	343

Class: C Exterior: Pole (Unfinished)

Base Cost	1288	30,461	19,800

Built-Ins

Appliance Allow.	1	2,713	1,763

Parcel Number: 009-013-034-00

Page: 2

Fireplaces

Exterior 1 Story	1	6,387	4,152

Unit-in-Place Cost Items

GARAGE	500	505	429	*85% Good

Totals:	299,988	195,097

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 239,969

2026 Est. T.C.V. 009-013-034-00	=	339,069

Est. TCV/Total Floor Area = 280.22, Most recent sale 08/15/2005 for 135,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
147,700	147,700	147,700	72,079	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	21,800	0	1,946	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
169,500	169,500	169,500	74,025	74,025	74,025

009-013-034-50	2026 Est. T.C.V.	CUNNINGHAM ARIC DALE
Property Class: 402		GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 13 T22N R8W (0*2004)
 N 396 FT OF SW/4 OF SW/4 12 A M/L

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		12.00	Acres		5600	100		67,200
		12.00	Total Acres				Total Est. Land Value =	67,200

2026 Est. T.C.V. 009-013-034-50 = 67,200

Est. TCV/Total Floor Area = 55.54, Most recent sale 07/12/2004 for 99

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
30,000	30,000	30,000	13,640	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,600	0	368	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,600	33,600	33,600	14,008	14,008	0	

009-013-034-70	2026 Est. T.C.V.	AAA CMS TRUST
Property Class: 401		2881 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 13 T22N R8W (0*2004)
W 566 FT OF SW/4 OF SW/4 EXC N 396 FT THOF & EXC S 462 FT THOF.
6 A M/L

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	463.00	564.49	0.8107	1.0899	110	100		45,002
463 Actual Front Feet, 6.00 Total Acres							Total Est. Land Value =	45,002

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 672 SF Floor Area = 672 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	672		
			Total:	86,415	60,490

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	829

Water/Sewer

1000 Gal Septic	1	4,386	3,070
Water Well, 100 Feet	1	5,415	3,790

Deck

Treated Wood	486	6,979	4,885
w/Roof (Roof portion)	384	5,219	3,653

Built-Ins

Appliance Allow.	1	1,897	1,328

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	1632	34,582	24,207

Totals: 146,078 102,252

Notes: RELOCATED HOME

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 125,770

2026 Est. T.C.V. 009-013-034-70 = 170,772

Est. TCV/Total Floor Area = 254.13, Most recent sale 07/12/2004 for 99

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
73,300	73,300	73,300	39,335	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,100	0	1,062	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
85,400	85,400	85,400	40,397	40,397	0

009-013-034-90	2026 Est. T.C.V.	MILLER CASEY JOHN
Property Class: 102		S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 13 T22N R8W (0*2004)
 S 462 FT OF W 448 FT OF SW/4 OF SW/4. 4.75 A M/L

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 0	462.00	448.00	1.0000	0.0000	0	100*		0
AGRICULTRU 8 - 17 Acres			4.44 Acres		3800	100		16,868
AGRICULTRU ROW			0.31 Acres		0	100		0
* denotes lines that do not contribute to the total acreage calculation.								
462 Actual Front Feet, 4.75 Total Acres Total Est. Land Value =								16,868

2026 Est. T.C.V. 009-013-034-90	=	16,868
Est. TCV/Total Floor Area = 25.10, Most recent sale 07/12/2004 for 99		
2025 Assessed	MBOR	S.E.V.
7,100	7,100	7,100
2026	New Eq. Adjustment	Loss
0	1,300	0
2026 Assessed	MBOR	S.E.V.
8,400	8,400	8,400
		Capped
		7,291
		->Taxable<-
		7,291
		PRE/MBT
		7,291

009-013-035-00	2026 Est. T.C.V.	DUTCHMAN PROPERTIES LLC
Property Class: 102		W ROBERTS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 13 T22N R8W PART OF PCL H OF THE SURVEY RECORDED IN LIBER S-1 AT PG 75-82
 EXC THE S 2 AC THOF. 8.01A
 SPLIT ON 1/7/2021 2 A PART TO 009-013-035-90
 FORMERLY . SEC 13 T22N R8W PCL H OF THE SURVEY RECORDED IN LIBER S-1 AT PP
 75-82. 10.01 A.

Split/Comb. on 01/07/2021 completed 01/07/2021 TIM ;
 Parent Parcel(s): 009-013-035-00;
 Child Parcel(s): 009-013-035-90;

Land Value Estimates for Land Table Ag 1 .A - Agriculture
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 8 - 17 Acres		8.01 Acres	3800	100				30,438
		8.01 Total Acres					Total Est. Land Value =	30,438

2026 Est. T.C.V. 009-013-035-00 = 30,438

Est. TCV/Total Floor Area = 45.29

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
12,800	12,800	12,800	8,532	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,400	0	230	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,200	15,200	15,200	8,762	8,762	8,762	

009-013-035-90	2026 Est. T.C.V.	MCLEOD CRAIG & TONYA
Property Class: 402		W ROBERTS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W THE S 2 ACRES OF PCL H OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82.

SPLIT ON 01/07/2021 2 A FROM 009-013-035-00;

Split/Comb. on 01/07/2021 completed 01/07/2021 TIM ;
 Parent Parcel(s): 009-013-035-00;
 Child Parcel(s): 009-013-035-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>100	5000	2.00	Acres	5000	100			10,000
		2.00	Total Acres				Total Est. Land Value =	10,000

2026 Est. T.C.V. 009-013-035-90 = 10,000

Est. TCV/Total Floor Area = 14.88, Most recent sale 04/22/2021 for 1

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
3,700	3,700	3,700	2,056	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,300	0	0	55	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	2,111	2,111	2,111	

009-013-036-00	2026 Est. T.C.V.	MCLEOD CRAIG & TONYA
Property Class: 401		6635 W ROBERTS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W PCL I OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.01
A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	1284.00	0.8823	1.3385	110	100		42,871
330 Actual Front Feet, 9.73 Total Acres							Total Est. Land Value =	42,871

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 4 Rail	28.28	160	0	0
D/W/P: 4in Ren. Conc.	10.25	2275	50	11,659
D/W/P: 4in Concrete	8.14	288	50	1,172
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/FARAR/BARWOSPTSA	5.40	1400	100	7,560
Total Estimated Land Improvements True Cash Value =				20,391

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls BC Blt 2013

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1424 SF Floor Area = 2151 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,424		
0.5 Story	Siding	Overhang	30		
		Total:		339,702	305,731

Other Additions/Adjustments

Recreation Room	1000	26,810	24,129
Basement, Outside Entrance, Below Grade	1	3,813	3,432

Plumbing

Average Fixture(s)	1	2,094	1,885
3 Fixture Bath	1	6,585	5,926

Water/Sewer

2000 Gal Septic	1	10,668	9,601
Water Well, 100 Feet	1	6,387	5,748

Porches

WCP (1 Story)	146	8,753	7,878
WGE (1 Story)	220	21,265	19,138
WPP	346	7,941	7,147

Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Finished)

Common Wall: 1 Wall	1	-2,555	-2,299
Door Opener	1	659	593
Base Cost	1063	53,416	48,074

Built-Ins

Appliance Allow.	1	3,899	3,509

Fireplaces

Prefab 1 Story	1	3,596	3,236
Wood Stove	1	3,622	3,260

Totals: 496,655 446,988

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 549,795

Ag. Bld 1 2016, 4 Wall Loafing Shed Class:D,Pole Quality:Low Cost
Height: 8 ft

Description	Rate	Size	Cost New
Base Cost	3.69	861	3,177
Default Walls	5.74	861	4,942

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 Depr. Cost = 7,307
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 6,796

Total Estimated True Cash Value of Agricultural Buildings = 6,796

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2013

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average
Stories: 1 Story Height: 10 Perimeter: 220
Overall Building Height: 10

Base Rate for Upper Floors = 27.97

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 3.27 50%
Adjusted Square Foot Cost for Upper Floors = 29.61

Total Floor Area: 2,484 Base Cost New of Upper Floors = 73,539

Reproduction/Replacement Cost = 73,539
Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0
Total Depreciated Cost = 60,302

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI4/R00C/ALUSCCOTPPA	4.72	540	1.00	100	2,549
/CI1/FRAC/W00PF/1214A	37.00	6	1.00	100	222
/CI4/R00C/ALUSCCOTPPL	3.34	1160	1.00	100	3,874

ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 62,261
Replacement Cost/Floor Area= 32.28 Est. TCV/Floor Area= 25.06

Total Estimated True Cash Value of Commercial/Industrial Buildings = 62,261

2026 Est. T.C.V. 009-013-036-00 = 682,114

Est. TCV/Total Floor Area = 147.17, Most recent sale 06/05/2012 for 22,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
292,800	292,800	292,800	179,351	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	48,300	0	0	4,842	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
341,100	341,100	341,100	184,193	184,193	184,193	

009-013-037-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

FEISTER MICHAEL L JR
6655 W ROBERTS RD
LAKE CITY, MI 49651

SEC 13 T22N R8W PCLS J & K OF THE SURVEY RECORDED IN LIBER S-1 PP 75-82.
20.05A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	662.50	1286.00	0.74	12	1.3390	110	100	72,333
663 Actual Front Feet, 19.56 Total Acres								72,333
Total Est. Land Value =								72,333

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	500	0	0
Fencing: Wire Mesh, #9	3.78	200	0	0
Wood Frame	27.96	120	50	1,677

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				3,577

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

(11) Heating System: Forced Heat & Cool, Wood Furnace Add-On

Ground Area = 1344 SF Floor Area = 1344 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,344		
			Total:	213,875	171,100

Other Additions/Adjustments

Recreation Room	530	10,054	8,043

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582
2 Fixture Bath	1	2,996	2,397

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 50 Feet	1	3,344	2,675

Porches

CCP (1 Story)	96	2,851	2,281
WPP	120	3,491	2,793

Garages

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

Base Cost	672	32,189	25,751
Common Wall: 1 Wall	1	-2,589	-2,071
Door Opener	1	527	422

Class: C Exterior: Pole (Unfinished)

Door Opener	2	1,054	843
Base Cost	1218	28,806	23,045

Built-Ins

Appliance Allow.	1	2,713	2,170

Deck

w/Roof (Roof portion)	474	7,115	5,692

Totals:	317,015	253,612

Notes:

Parcel Number: 009-013-037-00

Page: 2

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 311,943

2026 Est. T.C.V. 009-013-037-00	=	387,853
Est. TCV/Total Floor Area = 288.58, Most recent sale 11/18/2020 for 250,000		
2025 Assessed	MBOR	S.E.V.
165,300	165,300	165,300
		Base for Cap
		IRM
		136,908
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	28,600	0
		Tax Adjustment
		3,696
		Losses
		0
2026 Assessed	MBOR	S.E.V.
193,900	193,900	193,900
		Capped
		->Taxable<-
		PRE/MBT
		140,604
		140,604

009-013-039-00	2026 Est. T.C.V.	KEELEAN MARILYN M
Property Class: 401		6795 W ROBERTS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W PCL L OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.04
A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	1287.00	0.8823	1.3393	110	100		42,896
330 Actual Front Feet, 9.75 Total Acres							Total Est. Land Value =	42,896

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Picket, 30-40	15.10	650	50	4,907
D/W/P: Asphalt Paving	3.10	2000	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				7,282

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 1992

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1344 SF Floor Area = 1344 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,344		
Total:				180,715	117,464

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 100 Feet	1	5,734	3,727

Porches

WGEP (1 Story)	64	7,602	4,941
CGEP (1 Story)	576	33,011	21,457

Deck

Treated Wood	144	3,217	2,091
Treated Wood	320	5,434	3,532

Garages

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

Base Cost	576	21,479	13,961

Built-Ins

Appliance Allow.	1	2,713	1,763

Breezeways

Knee Wall	81	5,979	3,886

Totals: 276,473 179,705

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 177,908

2026 Est. T.C.V. 009-013-039-00 = 228,086

Est. TCV/Total Floor Area = 169.71

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-013-039-00

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	105,200	105,200	105,200	54,773	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,800	0	0	1,478	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	114,000	114,000	114,000	56,251	56,251	56,251

009-013-040-00	2026 Est. T.C.V.	DUTCHMAN PROPERTIES LLC
Property Class: 102		W ROBERTS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W PCLS M & N OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82.
20.09 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 18 - 29 Acres		14.59 Acres			3800	100		55,442
AGRICULTRU INFERIOR		5.50 Acres			1400	100		7,700
		20.09 Total Acres					Total Est. Land Value =	63,142

2026 Est. T.C.V. 009-013-040-00 = 63,142

Est. TCV/Total Floor Area = 46.98

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
27,200	27,200	27,200	15,799	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,400	0	0	426	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
31,600	31,600	31,600	16,225	16,225	16,225	

009-013-042-00	2026 Est. T.C.V.	MAURY KELLY JOSEPH
Property Class: 401		W ROBERTS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W N 220 FT OF PCL 0 OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 1.1768 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	233.00	187.00	0.9625	0.8269	110	100		20,399
233 Actual Front Feet,	1.00	Total Acres			Total Est. Land Value =			20,399

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	3224	50	4,997
Total Estimated Land Improvements		True Cash Value =		4,997

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1992

(11) Heating System: Wall/Floor Furnace

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

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

Garages

Class: C Exterior: Pole (Finished)

Door Opener	1	527	395
Base Cost	3200	99,936	74,952

Water/Sewer

Water Well, 150 Feet	1	8,441	6,331

Totals: 108,904 81,678

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 100,464

2026 Est. T.C.V. 009-013-042-00 = 125,860

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
40,600	40,600	40,600	25,539	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	22,300	0	0	689	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
62,900	62,900	62,900	26,228	26,228	0	

009-013-043-00	2026 Est. T.C.V.	ARLENE PROPERTIES LLC
Property Class: 401		2641 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 13 T22N R8W THE N 1035 FT OF PARCEL 0 OF SURVEY REC IN LIBER S-1, PP 72-82
INCL EXC N 220 FT THEREOF. 4.3594 A M/L.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	815.11	233.00	1.0000	0.0000	110	100*		0
Residentia 3 - 7 @\$9000		4.36 Acres			9000	100		39,240
* denotes lines that do not contribute to the total acreage calculation.								
815 Actual Front Feet, 4.36 Total Acres Total Est. Land Value =								39,240

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	312	0	0
D/W/P: 4in Ren. Conc.	7.33	409	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1188 SF Floor Area = 1188 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,188		
			Total:	164,126	98,476
Other Additions/Adjustments					

Plumbing

Average Fixture(s)	1	1,185	711
2 Fixture Bath	1	2,502	1,501

Water/Sewer

1000 Gal Septic	1	4,386	2,632
Water Well, 100 Feet	1	5,415	3,249

Deck

Treated Wood	36	1,423	854

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	720	19,598	11,759
Class: CD Exterior: Pole (Unfinished)			
Door Opener	1	468	281
Base Cost	1500	31,785	19,071

Built-Ins

Appliance Allow.	1	1,897	1,138

Porches

WPP	22	1,078	647

Totals: 233,863 140,319

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 172,592

2026 Est. T.C.V.	009-013-043-00	=	214,332
Est. TCV/Total Floor Area = 180.41, Most recent sale 09/29/2025 for 232,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap IRM

Parcel Number: 009-013-043-00

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	88,400	88,400	88,400	63,959	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	18,800	0	0	43,241	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	107,200	107,200	107,200	65,685	107,200	107,200

009-013-044-00	2026 Est. T.C.V.	VANDERWEIDE STEPHEN J & DEBRA
Property Class: 401		2741 S GREEN RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 13 T22N R8W PCL 0 OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82 EXC N
1035 FT THEREOF. 1.5351 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	233.00	287.00	0.9625	0.9204	110	100		22,705
233 Actual Front Feet, 1.53 Total Acres								22,705
Total Est. Land Value =								22,705

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	48	71	197
Wood Frame	22.83	100	50	1,141
Total Estimated Land Improvements True Cash Value =				1,338

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1081 SF Floor Area = 1081 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,081		
Total:				120,891	66,489

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Water/Sewer

1000 Gal Septic	1	4,109	2,260
Water Well, 50 Feet	1	3,344	1,839

Garages

Class: D Exterior: Pole (Unfinished)			
Base Cost	480	10,834	5,959
No Concrete Floor	480	-2,621	-1,442

Built-Ins

Appliance Allow.	1	1,607	884

Totals: 139,152 76,532

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 94,135

2026 Est. T.C.V. 009-013-044-00 = 118,178

Est. TCV/Total Floor Area = 109.32, Most recent sale 11/01/1999 for 38,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
49,900	49,900	49,900	29,905	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,200	0	0	807	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
59,100	59,100	59,100	30,712	30,712	0	

009-013-045-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

BENAVIDES BROCK & KELLI JO
6666 W KELLY RD
LAKE CITY, MI 49651

PARCEL P: THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE S89°29' 18"E ALONG THE SOUTH LINE OF SAID SECTION 13, 499.98 FEET; THENCE NORTH 01DEG 06'19" W 1318.3 7 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE S89°38'20"W ALONG THE SAID NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, 500.00 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE S01°06'19"E ALONG THE SAID WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, 1319.61 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENT FOR KELLY ROAD.

FORMERLY ABRVIEATED AS. SEC 13 T22N R8W PCL P OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 15.14 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	500.00	1320.00	1.0000	0.0000	110	100*		0
Residentia PARTOF>20@\$3800		13.27 Acres			3800	100		50,437
Residentia INFERIOR@\$1400		1.50 Acres			1400	100		2,100
Residentia ROW @ ZERO		0.38 Acres			0	100		0
* denotes lines that do not contribute to the total acreage calculation.								
500 Actual Front Feet, 15.15 Total Acres Total Est. Land Value =								52,537

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1116	50	4,559
Total Estimated Land Improvements True Cash Value =				4,559

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1983

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1509 SF Floor Area = 1725 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	864		
1 Story	Siding	Basement	375		
1 Story	Siding	Basement	120		
1 Story	Siding	Crawl Space	150		
Total:				254,838	191,108

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Water/Sewer

1000 Gal Septic	1	4,689	3,517
Water Well, 100 Feet	1	5,734	4,300

Porches

WCP (1 Story)	48	3,193	2,395
CPP	48	1,231	923

Deck

Treated Wood	150	3,300	2,475

Garages

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

Base Cost	672	26,665	19,999
Common Wall: 1/2 Wall	1	-1,294	-970

Parcel Number: 009-013-045-00

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Built-Ins

Appliance Allow.	1	2,713	2,035

Fireplaces

Interior 1 Story	1	5,235	3,926

Totals:		312,204	234,132

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	287,982

2026 Est. T.C.V. 009-013-045-00	=	345,078

Est. TCV/Total Floor Area = 200.05, Most recent sale 07/08/2015 for 225,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
150,400	150,400	150,400	107,888	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	22,100	0	2,912	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
172,500	172,500	172,500	110,800	110,800	110,800

009-013-046-00	2026 Est. T.C.V.	BENAVIDES BROCK & KELLI JO
Property Class: 401		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PARCEL Q: THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SECTION 13, WHICH POINT BEING S89°29'48"W 403.55 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 13; THENCE S89°29'48"W ALONG THE SAID SOUTH LINE OF SECTION 13 417.72 FEET; THENCE NORTH 01 °06'19"W 1318.37 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE N89°38'20"E ALONG THE SAID NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 417.74 FEET; THENCE S01°06'19"E 1317.33 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENT FOR KELLY ROAD.
SUBJECT TO EASEMENT FOR ACCESS & UTILITIES KELLY RD

FORMERLY ABBREVIATED AS. SEC 13 T22N R8W PCL Q OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 12.64 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	417.70	1317.00	1.0000	0.0000	110	100*		0
Residentia PARTOF>20@\$3800		9.32 Acres			3800	100		35,431
Residentia INFERIOR@\$1400		3.00 Acres			1400	100		4,200
Residentia ROW @ ZERO		0.32 Acres			0	100		0
* denotes lines that do not contribute to the total acreage calculation.								
418 Actual Front Feet, 12.64 Total Acres Total Est. Land Value =								39,631

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	3800	50	5,890
Total Estimated Land Improvements True Cash Value =				5,890

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C 5 Blt 1983

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3	Fixture Bath		1	-4,478	-3,582
Garages					
Class: C Exterior: Pole (Unfinished)					
	Base Cost		960	23,434	18,747
Totals:				18,956	15,165

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 18,653

2026 Est. T.C.V. 009-013-046-00	=	64,174
Est. TCV/Total Floor Area = 0.00		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
30,800 30,800 30,800	23,462	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 1,300 0	0	633 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
32,100 32,100 32,100	24,095	24,095 24,095

009-013-047-00	2026 Est. T.C.V.	BAAS ERIC M & SALLY J TRUST
Property Class: 401		6506 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 13 T22N R8W PCLS R & S OF THE SURVEY RECORDED IN LIBER S-1 PP 75-82. 21.03A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18 -29 @\$5000		7.00 Acres			5000	100		35,000
Residentia INFERIOR@\$1400		14.03 Acres			1400	100		19,642
		21.03 Total Acres					Total Est. Land Value =	54,642

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1984	0	0
D/W/P: 4in Concrete	6.96	580	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

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

(11) Heating System: Forced Heat & Cool
 Ground Area = 1986 SF Floor Area = 2482 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,986		
			Total:	351,197	298,535

Other Additions/Adjustments

Basement, Outside Entrance, Above Grade	1	1,980	1,683

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

CCP (1 Story)	105	3,091	2,627

Deck

Treated Wood	674	8,850	7,522

Garages

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

Base Cost	768	29,207	24,826
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	2	1,054	896

Class: C Exterior: Pole (Unfinished)

Base Cost	2048	48,435	41,170

Class: C Exterior: Pole (Unfinished)

Base Cost	1536	36,326	30,877

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals:	496,587	422,116

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 519,203

Parcel Number: 009-013-047-00

Page: 2

2026 Est. T.C.V. 009-013-047-00 = 578,845
 Est. TCV/Total Floor Area = 233.22, Most recent sale 11/20/2018 for 373,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
247,900	247,900	247,900	199,333	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	41,500	0	0	5,381	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
289,400	289,400	289,400	204,714	204,714	204,714

009-013-048-00	2026 Est. T.C.V.	BODE MARIA
Property Class: 401		2740 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W BEG AT SE COR OF N 1/2 OF SE 1/4 TH W 300 FT; N 235 FT; E 300 FT; S 235 FT; TO PT OF BEG. 1.61 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	235.00	300.00	0.9605	0.9306	110	100		23,106
235 Actual Front Feet, 1.62 Total Acres							Total Est. Land Value =	23,106

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	500	0	0
D/W/P: Asphalt Paving	2.89	600	0	0
Wood Frame	20.05	540	45	4,872

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements				7,247

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1955

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1244 SF Floor Area = 1465 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	884		
1 Story	Siding	Crawl Space	360		
		Total:		181,608	108,964

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711
3 Fixture Bath	1	3,721	2,233

Water/Sewer

1000 Gal Septic	1	4,386	2,632
Water Well, 100 Feet	1	5,415	3,249

Porches

CGEP (1 Story)	28	3,156	1,894
CCP (1 Story)	63	1,796	1,078

Deck

Treated Wood	140	3,090	1,854

Garages

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

Base Cost	900	29,574	17,744
Common Wall: 1/2 Wall	1	-1,207	-724
Door Opener	1	468	281

Class: CD Exterior: Pole (Unfinished)

Door Opener	2	935	561
Base Cost	1440	30,514	18,308

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Interior 1 Story	1	4,610	2,766
Wood Stove	1	2,107	1,264

Breezeways

Parcel Number: 009-013-048-00

Page: 2

Frame Wall	105	6,174	3,704

Totals:	279,429	167,657

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 206,218

2026 Est. T.C.V. 009-013-048-00	=	236,571

Est. TCV/Total Floor Area = 161.48, Most recent sale 02/29/2024 for 210,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
101,900	101,900	101,900	101,900	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,400	0	2,751	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
118,300	118,300	118,300	104,651	104,651	104,651

009-013-050-00	2026 Est. T.C.V.	CORPE BARBARA A
Property Class: 401		6400 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W PCL T OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.01
A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	1321.32	0.8823	1.3481	110	100		43,179
330 Actual Front Feet, 10.01 Total Acres							Total Est. Land Value =	43,179

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	2000	50	8,170
D/W/P: 4in Ren. Conc.	8.17	360	50	1,470
Total Estimated Land Improvements				9,640

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 2036 SF Floor Area = 2484 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	896		
1 Story	Siding	Crawl Space	600		
1 Story	Siding	Basement	540		
		Total:		321,288	224,900

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
2 Fixture Bath	1	2,996	2,097

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 50 Feet	1	3,344	2,341

Porches

WCP (1 Story)	240	9,430	6,601
WPP	20	1,039	727

Deck

Treated Wood	360	5,868	4,108
Treated Wood	80	2,182	1,527
w/Roof (Roof portion)	512	7,680	5,376

Garages

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

Base Cost	440	17,794	12,456

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

Base Cost	616	25,047	17,533

Common Wall: 1 Wall	1	-2,589	-1,812

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

Base Cost	288	15,284	10,699

Common Wall: 1 Wall	1	-2,589	-1,812

Built-Ins

Appliance Allow.	1	2,713	1,899

Totals: 415,598 290,917

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 357,828

Parcel Number: 009-013-050-00

Page: 2

2026 Est. T.C.V. 009-013-050-00	=	410,647
Est. TCV/Total Floor Area = 165.32		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
174,800 174,800 174,800	96,504	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 30,500 0	0	2,605 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
205,300 205,300 205,300	99,109	99,109 99,109

009-013-051-00	2026 Est. T.C.V.	HUNT THEODORE C & WENDY S
Property Class: 401		6366 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651-9065

. SEC 13 T22N R8W PCL U OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.01
A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	1321.32	0.8823	1.3481	110	100		43,179
330 Actual Front Feet, 10.01 Total Acres							Total Est. Land Value =	43,179

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family BI Cls C -5 Blt 1990

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1040 SF Floor Area = 1872 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Bi-Level	Siding	Bi-Lev. 80%	1,040		
			Total:	193,459	154,764

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 50 Feet	1	3,344	2,675

Porches

WPP	120	3,491	2,793

Deck

Treated Wood	225	4,318	3,454

Garages

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

Base Cost	672	26,665	21,332
Common Wall: 1 Wall	1	-2,589	-2,071

Class: C Exterior: Pole (Unfinished)

Base Cost	960	23,434	18,747

Built-Ins

Appliance Allow.	1	2,713	2,170

Totals:	260,946	208,753

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 256,766

2026 Est. T.C.V. 009-013-051-00	=	300,895

Est. TCV/Total Floor Area = 160.73

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
128,900	128,900	128,900	69,430	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	21,500	0	0	1,874	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
150,400	150,400	150,400	71,304	71,304	71,304	

009-013-052-00	2026 Est. T.C.V.	HUNT THEODORE C & WENDY S
Property Class: 402		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W PCL V OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.02
A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors * 366 X 1192.544

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.02 Acres			5600	100		56,112
		10.02 Total Acres					Total Est. Land Value =	56,112

2026 Est. T.C.V. 009-013-052-00 = 56,112

Est. TCV/Total Floor Area = 29.97, Most recent sale 11/01/1999 for 14,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
25,100	25,100	25,100	13,971	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,000	0	377	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,100	28,100	28,100	14,348	14,348	0	

009-013-053-00	2026 Est. T.C.V.	MILLER JOHN R
Property Class: 402		6150 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W S 200 FT OF E 222 FT OF SW 1/4 OF SE 1/4. 1.0193 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	222.00	200.00	0.9742	0.8409	110	100		20,006
222 Actual Front Feet, 1.02 Total Acres							Total Est. Land Value =	20,006

2026 Est. T.C.V. 009-013-053-00 = 20,006

Est. TCV/Total Floor Area = 10.69, Most recent sale 04/30/2020 for 4,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
8,200	8,200	8,200	2,934	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,800	0	79	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,000	10,000	10,000	3,013	3,013	0	

009-013-054-00	2026 Est. T.C.V.	LEHMANN FAMILY PROTECTION TRUST
Property Class: 102		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W SE 1/4 OF SE 1/4. 40 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 30 - 65 ACRES		34.97 Acres			3800	100		132,886
AGRICULTRU UNTILLABLE		1.00 Acres			3200	100		3,200
AGRICULTRU ROW		4.03 Acres			0	100		0
		40.00 Total Acres					Total Est. Land Value =	136,086

2026 Est. T.C.V. 009-013-054-00 = 136,086

Est. TCV/Total Floor Area = 72.70

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
57,500	57,500	57,500	39,678	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	10,500	0	0	1,071	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
68,000	68,000	68,000	40,749	40,749	40,749	

009-014-001-00	2026 Est. T.C.V.	ARLENE PROPERTIES LLC
Property Class: 101		2458 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 14 T22N R8W E 1/2 OF NE 1/4 EXC N 10 RDS OF E 16 RDSOF SE 1/4 OF NE 1/4.
79 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 66 - 120 Acres		79.00 Acres			3800	100		300,200
		79.00 Total Acres					Total Est. Land Value =	300,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Commercial Local Cost Land Improvements				

Description	Rate	Size	% Good	Arch	Mult	Cash Value
CONCRETE	0.40	44864	88		100	15,792

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value	
/CI16/YARI/CONEP/TRAPREA	2,005.00		3	100	6,015
Total Estimated Land Improvements True Cash Value =					21,807

Ag. Bld 1 2022, 4 Wall Greenhouse, Framed Class:S Quality:Average
Height: 18 ft

Description	Rate	Size	Cost New
Base Cost	11.48	80160	920,237

Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98 Depr. Cost = 901,832
Unit in Place Item(s) Rate Quantity/Area Depr. Depr. Cost
/A18/FLOCA 4.94 80,400 100 397,176
ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 1 = 988,825

Ag. Bld 2 2022, 4 Wall Potato Storage Buildin Class:D,Pole Quality:Average
Height: 16 ft

Description	Rate	Size	Cost New
Base Cost	34.56	24960	862,618
Default Walls	6.90	24960	172,224

Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98 Depr. Cost = 1,014,145
Unit in Place Item(s) Rate Quantity/Area Depr. Depr. Cost
/A18/FLOCA 4.94 24,960 100 123,302
ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 2 = 857,608

Total Estimated True Cash Value of Agricultural Buildings = 1,846,433

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2022
Description of Occupancy: ADMIN BLDG

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.
<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Good
Stories: 1 Story Height: 8 Perimeter: 168
Overall Building Height: 8

Base Rate for Upper Floors = 34.25

(10) Heating system: Package Heating & Cooling Cost/SqFt: 14.04 100%
Adjusted Square Foot Cost for Upper Floors = 48.29

Total Floor Area: 1,728 Base Cost New of Upper Floors = 83,445

Reproduction/Replacement Cost = 83,445
Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
Total Depreciated Cost = 80,107

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost

Parcel Number: 009-014-001-00

Page: 2

/CIMS/DOC/LOADCS	33.50	500 1.00	100	16,750
ECF (101 AGRICULTURE)	0.750 =>	TCV of Bldg: 1	=	72,643
Replacement Cost/Floor Area= 57.98		Est. TCV/Floor Area= 42.04		

Total Estimated True Cash Value of Commercial/Industrial Buildings =	72,643

2026 Est. T.C.V. 009-014-001-00	=	2,241,083
Est. TCV/Total Floor Area = 1296.92, Most recent sale 07/01/2010 for 146,000		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
980,700 980,700 980,700	980,700	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 139,800 0	0	26,478 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
1,120,500 1,120,500 1,120,500	1,007,178	1,007,178 1,007,178

Totals:	374,431	262,101

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 322,384

Ag. Bld 1 1968, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost
Height: 8 ft

Description	Rate	Size	Cost New
Base Cost	16.38	1440	23,587
Default Walls	5.43	1440	7,819

Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40 Depr. Cost = 12,562
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 11,683

Ag. Bld 2 1995, Lean-To Utility Shed, Lean-To Class:D,Frame Quality:Low Cost
Height: 8 ft

Description	Rate	Size	Cost New
Base Cost	4.17	672	2,802
Default Walls	6.77	504	3,412

Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40 Depr. Cost = 2,486
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 2 = 2,312

Ag. Bld 3 1960, 4 Wall Corn Crib Building Class:D,Mesh Quality:Average
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	36.73	192	7,052

Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40 Depr. Cost = 2,821
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 3 = 2,623

Ag. Bld 4 2014, 4 Wall Barn, Free-Stall Class:D,Pole Quality:Average
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	13.07	2688	35,132
Default Walls	6.32	2688	16,988

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Depr. Cost = 41,696
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 4 = 38,777

Ag. Bld 5 1981, 4 Wall Utility Building Class:D,Pole Quality:Average
Height: 12 ft

Description	Rate	Size	Cost New
Base Cost	9.46	4984	47,149
Default Walls	6.55	4984	32,645

Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40 Depr. Cost = 31,918
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 5 = 29,683

Ag. Bld 6 2011, No-Wall Feeder Barn Class:D,Pole Quality:Low Cost
Height: 12 ft

Description	Rate	Size	Cost New
Base Cost	3.34	4968	16,593

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Depr. Cost = 13,274
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 6 = 12,345

Ag. Bld 7 0, Lean-To Loafing Shed Class:D,Frame Quality:Low Cost
Height: 12 ft

Description	Rate	Size	Cost New
Base Cost	6.79	400	2,716

Parcel Number: 009-014-002-00

Page: 3

Default Walls	8.17	300	2,451

Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40	Depr. Cost =	2,067
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 7 =		1,922

Ag. Bld 8 0, Lean-To Loafing Shed	Class:D,Frame	Quality:Low Cost
Height: 12 ft		

Description	Rate	Size	Cost New
Base Cost	7.23	240	1,735
Default Walls	8.70	180	1,566

Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40	Depr. Cost =	1,320
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 8 =		1,228

Total Estimated True Cash Value of Agricultural Buildings	=	100,573

2026 Est. T.C.V. 009-014-002-00	=	471,157

Est. TCV/Total Floor Area = 211.09, Most recent sale 12/01/2010 for 194,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
205,200	205,200	205,200	114,613	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	30,400	0	3,094	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
235,600	235,600	235,600	117,707	117,707	117,707

009-014-002-10	2026 Est. T.C.V.	ARLENE PROPERTIES LLC &
Property Class: 102		7351 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 14 T22N R8W W/2 OF NE/4 EXC BEG 440 FT W OF THE NE COR, TH S 450 FT. W 535 FT, N 450 FT, E 535 FT TO POB. 74.4731 Ac. M/L
 Split on 09/04/2008 from 009-014-002-00;

Split/Comb. on 09/04/2008 completed 09/04/2008 RAY ;
 Parent Parcel(s): 009-014-002-00;
 Child Parcel(s): 009-014-002-10;

 B'ndry adjustment.... Split .06 Ac. from 009-014-002-00 & Combine to this parcel
 on 6-29-09

Land Value Estimates for Land Table Ag 1 .A - Agriculture
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 66 - 120 Acres		74.47 Acres	3800	100				282,986
		74.47 Total Acres					Total Est. Land Value =	282,986

2026 Est. T.C.V. 009-014-002-10 = 282,986

Est. TCV/Total Floor Area = 126.79

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
119,200	119,200	119,200	48,794	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	22,300	0	1,317	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
141,500	141,500	141,500	50,111	50,111	50,111	

009-014-003-00	2026 Est. T.C.V.	VANCONANT BARBARA J
Property Class: 401		2280 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 14 T22N R8W BEG AT NE COR OF SE 1/4 OF NE 1/4 W 16 RDS S 10 RDS E 16 RDS N
10 RDS TO BEG. 1 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	165.00	264.00	1.0493	0.9013	110	100		17,165
165 Actual Front Feet,	1.00	Total Acres			Total Est.	Land Value =		17,165

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1886

(11) Heating System: Forced Air w/ Ducts
Ground Area = 660 SF Floor Area = 825 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	660		
			Total:	92,057	50,631

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Water/Sewer

1000 Gal Septic	1	4,109	2,260
Water Well, 50 Feet	1	3,344	1,839

Porches

CGEP (1 Story)	110	6,833	3,758
WCP (1 Story)	192	6,645	3,655
Foundation: Shallow	192	-1,233	-678

Built-Ins

Appliance Allow.	1	1,607	884

Totals: 114,350 62,892

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 77,357

2026 Est. T.C.V. 009-014-003-00 = 94,522

Est. TCV/Total Floor Area = 114.57

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
39,700	39,700	39,700	17,863	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,600	0	0	482	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
47,300	47,300	47,300	18,345	18,345	18,345	

009-014-004-00	2026 Est. T.C.V.	ARLENE PROPERTIES LLC & DUTCHMAN
Property Class: 102		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PA 116 1980 SEC 14 T22N R8W E 1/2 OF NW 1/4 EXC COMM AT NE COR W 518.31 FT S 00
 DEG 27' 30" E 514.50 FT E 255.16 FT S 00 DEG 33' 10" E 310.50 FTE 264 FT N 825
 FT TO POB & EXC FORMER RR R/W & EXC S 800 FT OF W 1100 FT THOF. 50.2691A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 30 - 65 ACRES			50.27 Acres		3800	100		191,026
			50.27 Total Acres				Total Est. Land Value =	191,026

2026 Est. T.C.V. 009-014-004-00	=	191,026

Est. TCV/Total Floor Area = 231.55

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
80,400	80,400	80,400	22,767	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	15,100	0	0	614	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
95,500	95,500	95,500	23,381	23,381	23,381	

009-014-004-80	2026 Est. T.C.V.	LAKE TOWNSHIP
Property Class: 201		S DICKERSON RD X
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 14 T22N R8W S 800 FT OF W 1100 FT OF E 1/2 OF NW 1/420.202A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 20A M/L 3800		20.20	Acres	3800	100			76,760
		20.20	Total Acres				Total Est. Land Value =	76,760

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.53	144	94	884
Wood Frame	21.16	144	90	2,742

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/RESP/LARPL	59.00	95000	100	5,605,000
/CI16/YARI/RESP/LARPL	59.00	95000	100	5,605,000
/CI16/YARI/RESP/LARPL	59.00	95000	100	5,605,000
Total Estimated Land Improvements True Cash Value =				16,818,626

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2001
Description of Occupancy: CAL 58

Costs are taken from the Garages - Service/Repair Shed cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average
Stories: 1 Story Height: 12 Perimeter: 176

Base Rate for Upper Floors = 33.47

Adjusted Square Foot Cost for Upper Floors = 33.47

Total Floor Area: 1,792 Base Cost New of Upper Floors = 59,978

Reproduction/Replacement Cost = 59,978

Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0

Total Depreciated Cost = 39,585

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Cost	# or Height	Cost
	Col.	SqFt	
	Rate	Adj.	Adj.

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0

Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI4/R00C/COMSLT235A	2.68	432	1.00	90	1,042

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 1 = 66,629
Replacement Cost/Floor Area= 34.12 Est. TCV/Floor Area= 37.18

Total Estimated True Cash Value of Commercial/Industrial Buildings = 66,629

2026 Est. T.C.V. 009-014-004-80 = 0

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	0	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-014-005-00	2026 Est. T.C.V.	HERENDEEN JERRY L & LAURA L
Property Class: 401		7555 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 14 T22N R8W E 16 RDS OF N 50 RDS OF E 1/2 OF NW 1/4 EXC S 325 FT THOF.
3.0303A.

00 SPLIT ON 10/04/2010 PARENT 014-005-00 CHILD 1.9697AC - 014-005-60
FORMERLY...SEC 14 T22N R8W N 50 RDS OF E 16 RDS OF E 1/2 OF NW 1/4. 5 A.
SPLIT ON 10/03/2010 INTO 009-014-005-60;
HISTORY-SEC 14 T22N R8W E 16 RDS OF N 50 RDS OF E 1/2 OF NW 1/4 EXC S 325 FT
THOF. 3.0303A. 2010 PARCEL 009-014-005-00 SPLIT ON 10/04/2010

Split/Comb. on 10/03/2010 completed 10/03/2010 Polly ;
Parent Parcel(s): 009-014-005-00;
Child Parcel(s): 009-014-005-60;

2010 SPLIT - PARENT 014-005-00 CHILD 1.9697AC - 014-005-60

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	264.00	499.95	0.9329	1.0573	110	100		28,646
264 Actual Front Feet, 3.03 Total Acres							Total Est. Land Value =	28,646

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	33.84	240	0	0
D/W/P: Asphalt Paving	3.10	950	0	0
Wood Frame	23.80	280	94	6,264
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				7,214

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

(11) Heating System: Electric Baseboard, Air Conditioning
Ground Area = 2166 SF Floor Area = 2166 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,458		
1 Story	Siding	Crawl Space	48		
1 Story	Siding	Slab	660		
		Total:		299,649	194,805

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174

Porches

CCP (1 Story)	36	1,218	792
WPP	12	623	405

Deck

Treated Wood	395	6,233	4,051

Built-Ins

Appliance Allow.	1	2,713	1,763

Garages

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

Parcel Number: 009-014-005-00

Page: 2

Base Cost	2640	83,266	54,123

Totals:	407,635	264,996

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	325,945

2026 Est. T.C.V. 009-014-005-00	=	361,805

Est. TCV/Total Floor Area = 167.04, Most recent sale 02/03/2020 for 244,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
154,900	154,900	154,900	125,519	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	26,000	0	3,389	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
180,900	180,900	180,900	128,908	128,908	128,908

009-014-005-60	2026 Est. T.C.V.	DUTCHMAN PROPERTIES LLC
Property Class: 102		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 14 T22N R8W S 325 FT OF E 16 RDS OF N 50 RDS OF E 1/2 OF NW 1/4. 1.9697A.
 2010 SPLIT OF 009-014-005-00 ON 10/04/2010

2010 SPLIT - PARENT 014-005-00 CHILD 1.9697AC - 014-005-60
 SEC 14 T22N R8W N 50 RDS OF E 16 RDS OF E 1/2 OF NW 1/4. 5 A.
 SPLIT ON 10/03/2010 FROM 009-014-005-00;

2010 COUNTY SPLIT REQUEST
 HISTORY-SEC 14 T22N R8W S 325 FT OF E 16 RDS OF N 50 RDS OF E 1/2 OF NW 1/4.
 1.9697A. 2010 Split of 009-014-005-00 on 10/04/2010

Split/Comb. on 10/03/2010 completed 10/03/2010 Polly ;
 Parent Parcel(s): 009-014-005-00;
 Child Parcel(s): 009-014-005-60;

 2010 SPLIT - PARENT 014-005-00 CHILD 1.9697AC - 014-005-60

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU IRRIGATED	4000/	1.97 Acres	4000	100				7,880
		1.97 Total Acres			Total Est.		Land Value =	7,880

2026 Est. T.C.V. 009-014-005-60 = 7,880

Est. TCV/Total Floor Area = 3.64

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
3,900	3,900	3,900	3,253	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	87	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,900	3,900	3,900	3,340	3,340	3,340	

009-014-006-00	2026 Est. T.C.V.	GREINER ROGER & CONNIE E
Property Class: 401		7611 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 14 T22N R8W COMM 518.31 FT W OF NE COR OF E 1/2 OF NW 1/4 TH S 00 DEG 27' 30" E 514.50 FT E 255.16 FT N 514.50 FT W TO BEG. 3.0138A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	255.00	514.50	0.9411	1.0650	110	100		28,112
255 Actual Front Feet, 3.01 Total Acres							Total Est. Land Value =	28,112

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1920

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1124 SF Floor Area = 1124 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,124		
			Total:	131,410	72,275

Other Additions/Adjustments

Plumbing	Average Fixture(s)			
		1	1,185	652

Water/Sewer				
1000 Gal Septic		1	4,386	2,412
Water Well, 100 Feet		1	5,415	2,978

Porches				
CCP (1 Story)		36	1,122	617

Built-Ins				
Appliance Allow.		1	1,897	1,043

Garages				
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		1100	27,456	15,101

Totals: 172,871 95,078

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 116,946

2026 Est. T.C.V. 009-014-006-00 = 145,058

Est. TCV/Total Floor Area = 129.06, Most recent sale 05/25/2007 for 81,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
61,800	61,800	61,800	31,556	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,700	0	0	852	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
72,500	72,500	72,500	32,408	32,408	32,408	

009-014-007-00	2026 Est. T.C.V.	MISSAUKEE COUNTY ROAD COMMISSION
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 14 T22N R8W FORMER RR R/W ACROSS E 1/2 OF NW 1/4... 1.5151 A.

7-30-08....Chgd legal per Dawn

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	83.00	795.10	1.2459	1.1874	110	100		13,507
83 Actual Front Feet, 1.51 Total Acres							Total Est. Land Value =	13,507

2026 Est. T.C.V. 009-014-007-00	=	0
Est. TCV/Total Floor Area = 0.00		
2025 Assessed	MBOR	S.E.V.
0	0	0
		Base for Cap
		IRM
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	0	0
		Tax Adjustment
		0
2026 Assessed	MBOR	S.E.V.
0	0	0
		Capped
		->Taxable<-
		0
		PRE/MBT
		0

009-014-008-05 2026 Est. T.C.V. KITCHEN RICHARD A & ELIZABETH A
 Property Class: 401 7855 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 14 T22N R8W THAT PART OF E 1/2 OF W 1/2 OF NW 1/4 LYING N OF A LINE BEG AT A
 PT 50 FT S OF S LINE OF FORMER RR R/W ON W LINE OF E 1/2 OF W 1/2 OF NW 1/4, TH
 E'LY PARALLEL WITH THE S LINE OF FORMER RR R/W TO THE E LINE OF W 1/2 OF NW 1/4.
 3.25A M/L.
 SPLITON 05/13/2024 FROM 009-014-008-00;

Split/Comb. on 05/13/2024 completed 05/13/2024 TIM ;
 Parent Parcel(s): 009-014-008-00;
 Child Parcel(s): 009-014-008-05, 009-014-008-95;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$9000			3.25 Acres		9000	100		29,250
			3.25 Total Acres				Total Est. Land Value =	29,250

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 1998

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1808 SF Floor Area = 1808 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,456		
1 Story	Siding	Crawl Space	352		
			Total:	261,262	209,009

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 100 Feet	1	5,734	4,587

Porches

WPP	618	10,939	8,751

Built-Ins

Appliance Allow.	1	2,713	2,170

Garages

Class: C Exterior: Pole (Unfinished)			
Base Cost	1280	30,272	24,218

Totals: 321,509 257,206

Notes: SKYLINE

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 254,634

2026 Est. T.C.V. 009-014-008-05 = 283,884

Est. TCV/Total Floor Area = 157.02

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
107,400	107,400	107,400	51,144	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	34,500	0	1,380	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
141,900	141,900	141,900	52,524	52,524	0	

009-014-009-00	2026 Est. T.C.V.	BRISENO TIMOTHY J
Property Class: 401		2291 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 14 T22N R8W W/2 OF SW/4 OF NW/4. 20 Ac. M/L.
Split on 08/20/2008 into 009-014-009-20

Split/Comb. on 08/20/2008 completed 08/20/2008 RAY ;
Parent Parcel(s): 009-014-009-00;
Child Parcel(s): 009-014-009-20, ;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$5000	20.00 Acres	5000	100			100,000
		20.00 Total Acres					Total Est. Land Value =	100,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	500	0	0
D/W/P: Asphalt Paving	3.10	2128	0	0
D/W/P: 3.5 Concrete	6.58	90	0	0
Wood Frame	22.54	600	50	6,762

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	0	0
Total Estimated Land Improvements True Cash Value =				6,762

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1757 SF Floor Area = 1757 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,085		
1 Story	Siding	Crawl Space	672		
Total:				250,897	200,717

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 100 Feet	1	5,734	4,587

Porches

CCP (1 Story)	160	4,541	3,633

Deck

Treated Wood	638	8,530	6,824

Garages

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

Base Cost	520	22,329	17,863
Common Wall: 2 Wall	1	-5,177	-4,142
Door Opener	1	527	422

Built-Ins

Appliance Allow.	1	2,713	2,170

Totals:	300,683	240,545

Notes:

Parcel Number: 009-014-009-00

Page: 2

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 295,870

Ag. Bld 1 1992, 4 Wall Utility Building Class:D,Pole Quality:Low Cost
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	4.54	1120	5,085
Default Walls	5.75	1120	6,440

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Depr. Cost = 6,915
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 6,431

Ag. Bld 2 2009, 4 Wall Utility Building Class:D,Pole Quality:Low Cost
Height: 12 ft

Description	Rate	Size	Cost New
Base Cost	4.27	2400	10,248
Default Walls	5.41	2400	12,984

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Depr. Cost = 18,586
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 2 = 17,285

Total Estimated True Cash Value of Agricultural Buildings = 23,716

2026 Est. T.C.V. 009-014-009-00 = 426,348

Est. TCV/Total Floor Area = 242.66, Most recent sale 10/03/2008 for 115,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
177,300	177,300	177,300	103,255	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	35,900	0	0	2,787	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
213,200	213,200	213,200	106,042	106,042	106,042	

009-014-009-21 2026 Est. T.C.V. KITCHEN RICHARD & ADELINE FAMILY
 Property Class: 101 2213 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

COMBINED ON 12/04/2025 FROM 009-014-009-20, 009-014-008-95;
 SEC 14 T22N R8W (6*2001) W 1/2 OF NW 1/4 LYING S OF FORMER RR R/W EXC BEG AT
 INTERSECTION OF FORMER RR R/W & W LINE SEC 14 TH S 200 FT, E PAR WITH RR R/W
 270FT, N 200 FT TO S LINE RR R/W W'LY ALONG RR R/W 270 FT TO POB & EXC BEG
 693.23 FT S OF NW COR OF NW 1/4 TH S 231.43 FT, E 270 FT, N 231.43 FT, W 270 FT
 TO POB & EXC W 1/2 OF SW 1/4 OF NW 1/4 & EXC THAT PART OF E 1/2 OF W 1/2 OF NW
 1/4 LYING S OF S LINE OF FORMER RR/RW & N OF A LINE BEG 693.23 FT S OF NW COR OF
 NW 1/4 TH E TO E LINE OF N 1/2 OF NW 1/4. AND SEC 14 T22N R8W THAT PART OF N
 693.23 FT OF E 1/2 OF W 1/2 OF NW 1/4 LYING S OF A LINE BEG AT A PT 50 FT S OF S
 LINE OF FORMER RR R/W ON W LINE OF E 1/2 OF W 1/2 OF NW 1/4, TH E'LY PARALLEL
 WITH THE S LINE OF FORMER RR R/W TO THE E LINE OF W 1/2 OF NW 1/4.

Split/Comb. on 12/04/2025 completed 12/04/2025 TIM ;
 Parent Parcel(s): 009-014-009-20, 009-014-008-95;
 Child Parcel(s): 009-014-009-21;

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 30 - 65 ACRES		25.56 Acres			3800	100		97,128
AGRICULTRU SURPLUS 2600/		24.24 Acres			2600	100		63,029
		49.80 Total Acres					Total Est. Land Value =	160,157

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	520	0	0
D/W/P: Crushed Rock	2.18	28	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
				Total Estimated Land Improvements True Cash Value = 2,500

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 2007

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 2280 SF Floor Area = 2280 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,280		
			Total:	250,199	200,159

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	948
3 Fixture Bath	1	3,721	2,977
2 Fixture Bath	1	2,502	2,002

Water/Sewer

1000 Gal Septic	1	4,386	3,509
Water Well, 100 Feet	1	5,415	4,332

Porches

WPP	54	2,050	1,640

Deck

Treated Wood	49	1,639	1,311
Treated Wood	120	2,776	2,221

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 787 26,695 21,356

Parcel Number: 009-014-009-21

Page: 2

Door Opener	2	935	748
Class: CD Exterior: Pole (Unfinished)			
Base Cost	768	17,610	14,088
Built-Ins			
Appliance Allow.	1	1,897	1,518
Breezeways			
Frame Wall	140	8,232	6,586
Totals:		329,242	263,395

Notes:

ECF (101 AGRICULTURE) 1.140 => TCV: 300,270

2026 Est. T.C.V. 009-014-009-21 = 462,927

Est. TCV/Total Floor Area = 203.04

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	113,446	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
231,500	0	0	0	116,509	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
231,500	231,500	231,500	116,509	116,509	116,509	

009-014-009-85	2026 Est. T.C.V.	BRISENO BABETTA R
Property Class: 401		2175 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 14 T22N R8W (0*2001) BEG 693.23 FT S OF NW COR OF NW 1/4 TH S 231.43 FT, E 270 FT, N 231.43 FT, W 270 FT TO POB. 1.4345A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	231.00	270.00	0.9646	0.9064	110	100		22,217
231 Actual Front Feet, 1.43 Total Acres								22,217
Total Est. Land Value =								22,217

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	1000	0	0
Fencing: Wire Mesh, #11	3.26	3848	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

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

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,352		
Total:				186,758	140,068

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Water/Sewer

1000 Gal Septic	1	4,689	3,517
Water Well, 100 Feet	1	5,734	4,300

Deck

Treated Wood	112	2,694	2,020
Treated Wood	35	1,430	1,072
Treated Wood	10	448	336

Built-Ins

Appliance Allow.	1	2,713	2,035

Carports

Aluminum	550	7,860	5,895

Totals: 218,226 163,667

Notes: 1999 SKYLINE #45330269LAB

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 162,030

2026 Est. T.C.V. 009-014-009-85 = 186,747

Est. TCV/Total Floor Area = 138.13

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
73,000	73,000	73,000	41,477	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	20,400	0	1,119	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
93,400	93,400	93,400	42,596	42,596	42,596

009-014-009-90	2026 Est. T.C.V.	MOLITOR DANIEL C & PAMELA
Property Class: 401		2065 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 14 T22N R8W BEG AT INTERSECTION W SEC LINE AND S LINE FORMER RR R/W TH S
200 FT, E PAR WITH RR R/W 270 FT, N 200 FT TO S LINE RR R/W, W'LY ALONG RR R/W
270 FT TO POB.1.2397A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	242.87	270.00	0.9526	0.9064	110	100		23,068
200 Actual Front Feet, 1.64 Total Acres							Total Est. Land Value =	23,068

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.70	1200	50	1,620
Total Estimated Land Improvements			True Cash Value =	1,620

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1994

(11) Heating System: Forced Air w/o Ducts

Ground Area = 1680 SF Floor Area = 1680 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,680		
			Total:	172,479	129,359

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	741
3 Fixture Bath	1	3,128	2,346

Water/Sewer

1000 Gal Septic	1	4,109	3,082
Water Well, 100 Feet	1	5,150	3,862

Deck

Treated Wood	160	3,298	2,473

Garages

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

Base Cost	576	18,657	13,993
Common Wall: 1 Wall	1	-2,227	-1,670

Class: D Exterior: Pole (Unfinished)

Base Cost	960	18,499	13,874

Built-Ins

Appliance Allow.	1	1,607	1,205

Breezeways

Frame Wall	144	7,481	5,611

Totals: 233,169 174,876

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 215,097

2026 Est. T.C.V. 009-014-009-90 = 239,785

Est. TCV/Total Floor Area = 142.73, Most recent sale 08/01/2006 for 103,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
102,900	102,900	102,900	45,174	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	17,000	0	0	1,219	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
119,900	119,900	119,900	46,393	46,393	46,393	

009-014-010-00	2026 Est. T.C.V.	STRYNSKI KIMBERLY & STRYNSKI LOIS
Property Class: 401		7931 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 14 T22N R8W NW 1/4 OF NW 1/4 OF NW 1/4 LYING N OF RR. 2.75 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	668.00	179.33	0.7397	0.8183	110	100		44,476
668 Actual Front Feet, 2.75 Total Acres							Total Est. Land Value =	44,476

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	1016	0	0
D/W/P: Asphalt Paving	3.10	1900	0	0
D/W/P: Patio Blocks	15.58	96	0	0
Wood Frame	22.54	480	50	5,409

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				10,409

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1532 SF Floor Area = 1532 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,040		
1 Story	Siding	Mich Bsmnt.	492		
		Total:		212,974	131,480

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	1,636

Plumbing

Average Fixture(s)	1	1,422	853
2 Fixture Bath	1	2,996	1,798

Water/Sewer

1000 Gal Septic	1	4,689	2,813
Water Well, 50 Feet	1	3,344	2,006

Porches

WCP (1 Story)	144	6,723	4,034
WCP (1 Story)	164	7,405	4,443

Deck

Treated Wood	152	3,330	1,998
w/Roof (Roof portion)	180	3,022	1,813

Garages

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

Base Cost	780	29,500	17,700
Common Wall: 1 Wall	1	-2,589	-1,553
Door Opener	1	527	316

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Interior 1 Story	1	5,235	3,141
Wood Stove	1	2,503	1,502

Breezeways

Parcel Number: 009-014-010-00

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Frame Wall	129	6,770	4,062

Totals:	293,291	175,975

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	216,449

2026 Est. T.C.V. 009-014-010-00	=	271,334

Est. TCV/Total Floor Area = 177.11, Most recent sale 06/11/2025 for 185,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
116,100	116,100	116,100	81,122	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	19,600	0	54,578	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
135,700	135,700	135,700	83,312	135,700	135,700

009-014-011-00	2026 Est. T.C.V.	STRZYNSKI KIMBERLY & STRZYNSKI LOIS
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 14 T22N R8W FORMER RR R/W LYING ACROSS NW 1/4 OF NW 1/4 OF NW 1/4 EXC BEG
237.84 FT S OF NW COR SEC 14, TH N 84 DEG 10' E 83.43 FT, TH S 50.26 FT TO POB.
1.4188A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	83.00	802.97	1.2459	1.1903	110	100		13,540
83 Actual Front Feet,	1.53	Total Acres			Total Est.	Land Value =		13,540

2026 Est. T.C.V. 009-014-011-00 = 13,540

Est. TCV/Total Floor Area = 8.84, Most recent sale 09/15/2017 for 129,842

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,500	5,500	5,500	2,934	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,300	0	0	3,866	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,800	6,800	6,800	3,013	6,800	6,800	

009-014-011-95	2026 Est. T.C.V.	CONTINENTAL TELEPHONE CO
Property Class: 201		2051 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 14 T22N R8W BEG 237.84 FT S OF NW COR SEC 14, TH N 84 DEG 10' E 83.43 FT, TH S 50.26 FT, TH S 84 DEG 10' W 83.43 FT, TH N 50.26 FT TO POB, TH N 84 DEG 10' E 83.43 FT, TH S 50.26 FT TO POB. .0963A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL <2A M/L			0.09 Acres		18000	100		1,674
		0.09 Total Acres			Total Est. Land Value =			1,674

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1982

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: C Quality: Average
 Stories: 1 Story Height: 9 Perimeter: 0

Base Rate for Upper Floors = 58.08

(10) Heating system: Package Heating & Cooling Cost/SqFt: 19.94 100%
 Adjusted Square Foot Cost for Upper Floors = 78.02

Total Floor Area: 288 Base Cost New of Upper Floors = 22,470

Reproduction/Replacement Cost = 22,470

Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 61 /100/100/100/61.0

Total Depreciated Cost = 13,707

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 1 = 22,479

Replacement Cost/Floor Area= 78.02 Est. TCV/Floor Area= 78.05

Total Estimated True Cash Value of Commercial/Industrial Buildings = 22,479

2026 Est. T.C.V. 009-014-011-95 = 0

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	0	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-014-012-00	2026 Est. T.C.V.	KITCHEN BENJAMIN C & HELEN
Property Class: 101		2689 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

NW1/4 OF THE SW1/4 S14T22NR8W LAKE TOWNSHIP MISSAUKEE COUNTY 40A M/L
 SPLIT 3/7/2015 2015-01438 & 2015-01440 SPLIT TO 009-014-012-25, -55, -65

FORMERLY. SEC 14 T22N R8W SW 1/4 EXC E 1/2 OF E 1/2 OF SW 1/4 OF SW 1/4 & EXC W
 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4. 140A.

EXEMPT SPLIT OF > 40A CHILDS (2) & TRANSFER LOT LINE TO ADJ PIN (2)

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 30 - 65 ACRES		36.25 Acres			3800	100		137,750
AGRICULTRU UNTILLABLE		2.75 Acres			3200	100		8,800
AGRICULTRU ROW		1.00 Acres			0	100		0
		40.00 Total Acres					Total Est. Land Value =	146,550

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.01	320	50	3,361
				Total Estimated Land Improvements True Cash Value = 3,361

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1920

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 972 SF Floor Area = 972 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Basement	672		
1 Story	Siding	Crawl Space	300		
		Total:		138,626	76,243

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	652

Water/Sewer

1000 Gal Septic	1	4,386	2,412
Water Well, 50 Feet	1	3,344	1,839

Garages

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

Base Cost	720	25,121	13,817
Common Wall: 1 Wall	1	-2,421	-1,332

Built-Ins

Appliance Allow.	1	1,897	1,043

Deck

Treated Wood	24	1,052	579

Totals: 173,190 95,253

Notes:

ECF (101 AGRICULTURE) 1.230 => TCV: 117,161

Ag. Bld 1 1972, 4 Wall Utility Building Class:D,Pole Quality:Low Cost
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	4.41	1410	6,218
Default Walls	5.59	1410	7,882

Parcel Number: 009-014-012-00

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Phy/Ab.Phy/Func/Econ/Comb. % Good=50/100/100/100/50	Depr. Cost =	7,050
ECF (101 AGRICULTURE)	0.750 => TCV of Bldg: 1 =	5,288

Total Estimated True Cash Value of Agricultural Buildings	=	5,288

2026 Est. T.C.V. 009-014-012-00	=	272,360

Est. TCV/Total Floor Area = 280.21, Most recent sale 10/15/2019 for 150,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
116,100	116,100	116,100	36,873	2.70	
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	20,100	0	0	995	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
136,200	136,200	136,200	37,868	37,868	37,868

009-014-012-25	2026 Est. T.C.V.	KITCHEN KODI W
Property Class: 102		7506 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

NE 1/4 OF THE SW 1/4 ND ALSO HE E 15 A OF THE SE 1/4 OF THE SW 1/4 OF SECTION
 14T22NR8W LAKE TOWNSHIP MISSAUKE COUNTY MICHIGAN 55A M/L
 3/7/2015 EXEMPT SPLIT 2015-01438 FROM 014-012-00

3/7/2015 2015-01438 QC EXEMPT SPLIT FROM 09-014-012-00 55A M/L

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 30 - 65 ACRES		37.50 Acres			3800	100		142,500
AGRICULTRU SURPLUS 2600/		5.12 Acres			2600	100		13,312
AGRICULTRU INFERIOR		12.00 Acres			1400	100		16,800
AGRICULTRU ROW		0.38 Acres			0	100		0
		55.00 Total Acres					Total Est. Land Value =	172,612

2026 Est. T.C.V. 009-014-012-25 = 172,612

Est. TCV/Total Floor Area = 177.58

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
74,300	74,300	74,300	36,431	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	12,000	0	983	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
86,300	86,300	86,300	37,414	37,414	37,414	

009-014-012-55	2026 Est. T.C.V.	COBB MICHAEL JR & KATE
Property Class: 401		7618 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 14 T22N R8W (2*2015) E 990 FT OF SE 1/4 OF SW 1/4 EXC E 495 FT THOF. 15A.
SPLIT/COMBINED ON 05/08/2015 FROM 009-014-012-00;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		15.00	Acres		5600	100		84,000
		15.00	Total Acres				Total Est. Land Value =	84,000

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2016

(11) Heating System: Forced Heat & Cool, Wood Furnace Add-On

Ground Area = 1754 SF Floor Area = 1754 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,754		
			Total:	288,363	265,273

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	2,509

Plumbing

Average Fixture(s)	1	1,422	1,308
3 Fixture Bath	1	4,478	4,120

Water/Sewer

2000 Gal Septic	1	9,318	8,573
Water Well, 50 Feet	1	3,344	3,076

Porches

WCP (1 Story)	144	6,723	6,185
WPP	286	5,363	4,934

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	1	527	485
Base Cost	1600	37,840	34,813

Built-Ins

Appliance Allow.	1	2,713	2,496

Deck

w/Roof (Roof portion)	480	7,205	6,629
w/Roof (Roof portion)	480	7,205	6,629

Totals:	377,228	347,030

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	426,847

2026 Est. T.C.V. 009-014-012-55	=	513,222

Est. TCV/Total Floor Area = 292.60

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
220,200	220,200	220,200	139,148	2.70

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-014-012-55

Page: 2

0	36,400	0	0	3,756	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
256,600	256,600	256,600	142,904	142,904	142,904

009-014-012-70	2026 Est. T.C.V.	KITCHEN THOMAS A & KORETTA
Property Class: 102		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 14 T22N RBW (1*2025) N 1/2 OF SW 1/4 OF SW 1/4 EXC E 1/2 OF E 1/2 THOF. 15A
 SPLIT ON 04/23/2024 FROM 009-014-012-65;

Split/Comb. on 04/23/2024 completed 04/23/2024 TIM ;
 Parent Parcel(s): 009-014-012-65;
 Child Parcel(s): 009-014-012-70, 009-014-012-75;

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 8 - 17 Acres		14.50 Acres			3800	100		55,100
AGRICULTRU ROW		0.50 Acres			0	100		0
		15.00 Total Acres					Total Est. Land Value =	55,100

2026 Est. T.C.V. 009-014-012-70 = 55,100

Est. TCV/Total Floor Area = 31.41

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
23,200	23,200	23,200	9,934	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,400	0	0	268	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,600	27,600	27,600	10,202	10,202	10,202	

009-014-012-75	2026 Est. T.C.V.	KITCHEN THOMAS A & KORETTA
Property Class: 102		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 14 T22N RBW (0*2025) S 1/2 OF SW 1/4 OF SW 1/4 EXC E 1/2 OF E 1/2 THOF.
15A.
SPLIT ON 04/23/2024 FROM 009-014-012-65;

Split/Comb. on 04/23/2024 completed 04/23/2024 TIM ;
Parent Parcel(s): 009-014-012-65;
Child Parcel(s): 009-014-012-70, 009-014-012-75;

Land Value Estimates for Land Table Ag 1 .A - Agriculture
* Factors * 660'X990'

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 8 - 17 Acres		14.25 Acres			3800	100		54,150
AGRICULTRU ROW		0.75 Acres			0	100		0
		15.00 Total Acres					Total Est. Land Value =	54,150

2026 Est. T.C.V. 009-014-012-75	=	54,150
Est. TCV/Total Floor Area = 30.87		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
22,800 22,800 22,800	9,934	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 4,300 0	0	268 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
27,100 27,100 27,100	10,202	10,202 10,202

009-014-012-85	2026 Est. T.C.V.	KITCHEN THOMAS A & LORETTA M
Property Class: 402		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 14 T22N R8W W 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4. 10A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>20@	\$3800	10.00	Acres		3800	100		38,000
		10.00	Total Acres				Total Est. Land Value =	38,000

2026 Est. T.C.V. 009-014-012-85 = 38,000

Est. TCV/Total Floor Area = 21.66

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
18,500	18,500	18,500	7,788	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	210	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,000	19,000	19,000	7,998	7,998	7,998	

009-014-012-90	2026 Est. T.C.V.	KITCHEN THOMAS A & LORETTA M
Property Class: 401		7770 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 14 T22N R8W E 1/2 OF E 1/2 OF SW 1/4 OF SW 1/4. 10A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.00	Acres		5600	100		56,000
		10.00	Total Acres				Total Est. Land Value =	56,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.69	80	50	1,147
				Total Estimated Land Improvements True Cash Value = 1,147

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1364 SF Floor Area = 1364 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,364		
			Total:	160,678	104,441

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770
2 Fixture Bath	1	2,502	1,626

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 100 Feet	1	5,415	3,520

Deck

Treated Wood	310	5,199	3,379
Treated Wood	96	2,355	1,531

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	384	10,836	7,043
No Concrete Floor	384	-2,300	-1,495

Class: D Exterior: Pole (Unfinished)

Base Cost	3200	59,904	38,938
No Concrete Floor	3200	-17,472	-11,357

Class: CD Exterior: Pole (Unfinished)

Base Cost	2112	44,753	29,089
No Concrete Floor	2112	-12,651	-8,223

Built-Ins

Appliance Allow.	1	1,897	1,233

Totals: 266,687 173,346

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 213,216

2026 Est. T.C.V. 009-014-012-90 = 270,363

Est. TCV/Total Floor Area = 198.21

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
118,200	118,200	118,200	75,971	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,000	0	2,051	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
135,200	135,200	135,200	78,022	78,022	78,022

009-014-013-00	2026 Est. T.C.V.	DUTCHMAN PROPERTIES LLC
Property Class: 102		S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 14 T22N R8W N 1/2 OF SE 1/4. 80 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 66 - 120 Acres		48.00 Acres			3800	100		182,400
AGRICULTRU SURPLUS 2600/		31.00 Acres			2600	100		80,600
AGRICULTRU ROW		1.00 Acres			0	100		0
		80.00 Total Acres					Total Est. Land Value =	263,000

2026 Est. T.C.V. 009-014-013-00 = 263,000

Est. TCV/Total Floor Area = 192.82, Most recent sale 04/16/2012 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
112,500	112,500	112,500	38,556	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	19,000	0	1,041	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
131,500	131,500	131,500	39,597	39,597	39,597

009-014-014-00
 Property Class: 102
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

PEARSON JOHN L & MARIA J
 W KELLY RD
 LAKE CITY, MI 49651

. SEC 14 T22N R8W SW 1/4 OF SE 1/4. 40 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 30 - 65 ACRES		28.00 Acres			3800	100		106,400
AGRICULTRU SURPLUS 2600/		12.00 Acres			2600	100		31,200
		40.00 Total Acres					Total Est. Land Value =	137,600

2026 Est. T.C.V. 009-014-014-00

= 137,600

Est. TCV/Total Floor Area = 100.88

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
58,600	58,600	58,600	32,948	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	10,200	0	0	889	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,800	68,800	68,800	33,837	33,837	33,837

009-014-015-00	2026 Est. T.C.V.	DUTCHMAN PROPERTIES LLC
Property Class: 102		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 14 T22N R8W W 1/2 OF SE 1/4 OF SE 1/4. 20 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 8 - 17 Acres		8.00 Acres	3800	100				30,400
AGRICULTRU SURPLUS 2600/		12.00 Acres	2600	100				31,200
		20.00 Total Acres					Total Est. Land Value =	61,600

2026 Est. T.C.V. 009-014-015-00 = 61,600

Est. TCV/Total Floor Area = 45.16, Most recent sale 01/20/2006 for 62,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
26,600	26,600	26,600	12,104	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,200	0	326	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
30,800	30,800	30,800	12,430	12,430	12,430

009-014-017-00	2026 Est. T.C.V.	ARLENE PROPERTIES LLC
Property Class: 102		S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

S 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4 EXC E 250FT OF S170FT THEREOF SEC 14 T22N R8W 4.0243
 SPLIT ON 12/23/2010 INTO 009-014-017-90;
 SEC 14 T22N R8W S 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4. 5A.

HISOTRY-SEC 14 T22N R8W S 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4 EXC E 250 FT OF S 170 FT THOF. 4.0243A. 2010 PARCEL 009-014-017-00 SPLIT ON 12/23/2010

Split/Comb. on 12/23/2010 completed 12/23/2010 Polly TAXPAYER REQUEST;
 Parent Parcel(s): 009-014-017-00;
 Child Parcel(s): 009-014-017-90;

PARCEL # 2: 57-009-033-006-79

RANCH HOUSE ON CRAWL SPACE.

THE EAST 300 FT. OF THE WEST 690 FT. EXCEPT THE EAST 170 FT. THEREOF, OF THE SW X OF THE NE X LYING SOUTH OF HWY. M-55 AND EXCEPT THE SOUTH 250 FT. THEREOF. SEC 33 T22N R8W, .67 ACRES + OR -.

PARCEL # 3: 57-009-033-006-70

BACK PARCEL WITH 2 DUPLEXES.

THE SOUTH 250 FT. OF THE EAST 300 FT. OF THE WEST 690 FT. OF THE SW X OF THE NE X LYING SOUTH OF HWY M-55 SEC 33 T22N R8W. 1.72 ACRES +OR-.

PARCELS #1 AND #2 ARE OWNED BY JIM AND PAT SPRAGG.

PARCEL # 3 IS OWNED BY THE HICKS.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 3 -7 Acres		3.59 Acres			3800	100		13,646
AGRICULTRU ROW		0.43 Acres			0	100		0
		4.02 Total Acres			Total Est.		Land Value =	13,646

2026 Est. T.C.V. 009-014-017-00 = 13,646

Est. TCV/Total Floor Area = 10.00, Most recent sale 12/19/2009 for 50,778

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,700	5,700	5,700	4,360	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,100	0	117	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,800	6,800	6,800	4,477	4,477	0	

009-014-017-90 2026 Est. T.C.V. PIOTROWSKI MARK
 Property Class: 401 2980 S GREEN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

E 250FT OF S 170FT OF SE /14 OF SE 1/4 SEC 14 T22N R8W

SPLIT ON 12/23/2010 FROM 009-014-017-00;
 FROM SEC 14 T22N R8W S 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4. 5A.

HISTORY-SEC 14 T22N R8W E 250 FT OF S 170 FT OF SE 1/4 OF SE 1/4. .9757A. 2010
 Split of 009-014-017-00 on 12/23/2010

Split/Comb. on 12/23/2010 completed 12/23/2010 Polly TAXPAYER REQUEST;
 Parent Parcel(s): 009-014-017-00;
 Child Parcel(s): 009-014-017-90;

PARCEL # 2: 57-009-033-006-79

RANCH HOUSE ON CRAWL SPACE.

THE EAST 300 FT. OF THE WEST 690 FT. EXCEPT THE EAST 170 FT. THEREOF, OF THE SW
 X OF THE NE X LYING SOUTH OF HWY. M-55 AND EXCEPT THE SOUTH 250 FT. THEREOF. SEC
 33 T22N R8W, .67 ACRES + OR -.

PARCEL # 3: 57-009-033-006-70

BACK PARCEL WITH 2 DUPLEXES.

THE SOUTH 250 FT. OF THE EAST 300 FT. OF THE WEST 690 FT. OF THE SW X OF THE NE
 X LYING SOUTH OF HWY M-55 SEC 33 T22N R8W. 1.72 ACRES +OR-.

PARCELS #1 AND #2 ARE OWNED BY JIM AND PAT SPRAGG.

PARCEL # 3 IS OWNED BY THE HICKS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	250.00	170.00	0.9457	0.8074	110	100		20,999
250 Actual Front Feet,	0.98 Total Acres				Total Est. Land Value =			20,999

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1921

(11) Heating System: Forced Air w/ Ducts

Ground Area = 863 SF Floor Area = 863 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Mich Bsmnt.	735		
1 Story	Siding	Crawl Space	128		
Total:				113,322	80,442

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 50 Feet	1	3,344	2,174

Porches

WGEP (1 Story)	90	8,717	5,666

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	600	14,724	3,681	*25% Good

Parcel Number: 009-014-017-90

Page: 2

No Concrete Floor	600	-3,594	-899
Built-Ins			
Appliance Allow.	1	1,897	1,233
Totals:		143,981	89,134

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 109,635

Ag. Bld 1 0, 4 Wall Barn, General Purpose Class:D,Pole Quality:Average
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	24.48	1200	29,376
Default Walls	8.63	1200	10,356

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/50/100/17.5 Depr. Cost = 6,953
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 6,466

Total Estimated True Cash Value of Agricultural Buildings = 6,466

2026 Est. T.C.V. 009-014-017-90 = 138,050

Est. TCV/Total Floor Area = 159.97, Most recent sale 11/05/2019 for 106,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
59,400	59,400	59,400	46,433	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	9,600	0	1,253	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
69,000	69,000	69,000	47,686	47,686	47,686	

009-014-018-00	2026 Est. T.C.V.	HILL STACEY R
Property Class: 401		2830 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 14 T22N R8W S 1/2 OF NE 1/4 OF SE 1/4 OF SE 1/4. 5 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	660.00	0.8823	1.1334	110	100		36,300
330 Actual Front Feet, 5.00 Total Acres							Total Est. Land Value =	36,300

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	1800	0	0
Fencing: Wire Mesh, #11	3.20	400	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements True Cash Value =				1,000

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1992

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1440 SF Floor Area = 1440 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,440		
			Total:	168,287	126,214

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	889
2 Fixture Bath	1	2,502	1,876

Water/Sewer

1000 Gal Septic	1	4,386	3,289
Water Well, 50 Feet	1	3,344	2,508

Built-Ins

Appliance Allow.	1	1,897	1,423

Garages

Class: CD Exterior: Pole (Unfinished)			
Base Cost	1144	24,241	18,181

Totals: 205,842 154,380

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 189,887

2026 Est. T.C.V. 009-014-018-00 = 227,187

Est. TCV/Total Floor Area = 157.77

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
96,300	96,300	96,300	34,290	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,300	0	925	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
113,600	113,600	113,600	35,215	35,215	35,215

009-014-019-00	2026 Est. T.C.V.	PEDLAR JACK W
Property Class: 401		2800 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 14 T22N R8W N 1/2 OF NE 1/4 OF SE 1/4 OF SE 1/4. 5 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	662.00	0.8823	1.1342	110	100		36,327
330 Actual Front Feet, 5.01 Total Acres							Total Est. Land Value =	36,327

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1122	0	0
Wood Frame	24.86	120	94	2,804

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements				4,704

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

(11) Heating System: Electric Baseboard

Ground Area = 1120 SF Floor Area = 1680 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,120		
			Total:	193,981	126,087

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 50 Feet	1	3,344	2,174

Porches

WCP (1 Story)	192	7,428	4,828

Garages

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

Base Cost	576	21,439	13,935
Common Wall: 1 Wall	1	-2,421	-1,574

Built-Ins

Appliance Allow.	1	1,897	1,233

Breezeways

Frame Wall	240	14,112	9,173

Totals: 245,351 159,477

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 196,157

2026 Est. T.C.V. 009-014-019-00 = 237,188

Est. TCV/Total Floor Area = 141.18

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
100,400	100,400	100,400	61,421	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	18,200	0	0	1,658	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
118,600	118,600	118,600	63,079	63,079	63,079	

009-014-020-00	2026 Est. T.C.V.	HILL STACEY R
Property Class: 401		2870 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 14 T22N R8W N 1/2 OF N 1/2 OF S 1/2 OF E 1/2 OF SE 1/4 OF SE 1/4. 2.5A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	165.00	660.00	1.0493	1.1334	110	100		21,584
165 Actual Front Feet, 2.50 Total Acres							Total Est. Land Value =	21,584

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1981

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost

Plumbing

3 Fixture Bath	1	-4,478	-3,135

Garages

Class: C Exterior: Block Foundation: 42 Inch (Unfinished)			
Base Cost	1920	70,426	49,298
Class: C Exterior: Pole (Unfinished)			
Base Cost	176	6,503	4,552
Class: C Exterior: Pole (Unfinished)			
Base Cost	216	7,981	5,587

Totals:	80,432	56,302

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 69,251

2026 Est. T.C.V. 009-014-020-00	=	90,835
Est. TCV/Total Floor Area = 0.00, Most recent sale 02/26/2016 for 0		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
39,900 39,900 39,900 28,453 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 5,500 0 0 768 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
45,400 45,400 45,400 29,221 29,221 0		

009-014-020-50	2026 Est. T.C.V.	MCVICAR MATTHEW
Property Class: 401		2882 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 14 T22N R8W S 1/2 OF N 1/2 OF S 1/2 OF E 1/2 OF SE 1/4 OF SE 1/4. 2.5A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	165.00	660.00	1.0493	1.1334	110	100		21,584
165 Actual Front Feet, 2.50 Total Acres							Total Est. Land Value =	21,584

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

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

Building Areas

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

Plumbing

3 Fixture Bath	1	-4,478	-3,358

Garages

Class: C Exterior: Pole (Unfinished)			
Base Cost	2090	49,429	37,072
Totals:		44,951	33,714

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 41,468

2026 Est. T.C.V. 009-014-020-50	=	63,052
Est. TCV/Total Floor Area = 0.00		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
27,400 27,400 27,400	18,270	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 4,100 0	0	493 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
31,500 31,500 31,500	18,763	18,763 0

009-015-002-00
Property Class: 102
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

BORSUM DEBRA & BORSUM EMILY
DICKERSON RD
LAKE CITY, MI 49651

SEC 15 T22N R8W S 1/2 OF N 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4 & S 1/2 OF S 1/2 OF
SE 1/4 OF NE 1/4 EXC BEG 700 FT W OF SE COR TH N295FT, W 295FT, S 295FT, E295FT
TO POB. 13.022A.

SPLIT ON 5/28/2020 PART TO 009-015-002-90

FORMERLY . SEC 15 T22N R8W S 1/2 OF N 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4 & S 1/2
OF S 1/2 OF SE 1/4 OF NE 1/4 15A.

Split/Comb. on 05/08/2020 completed 05/08/2020 TIM ;

Parent Parcel(s): 009-015-002-00;

Child Parcel(s): 009-015-002-90;

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU SURPLUS	2600/	8.00	Acres	2600	100			20,805
AGRICULTRU UNTILLED	3200	5.00	Acres	3200	100			16,000
		13.00	Total Acres				Total Est. Land Value =	36,805

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.51	200	25	975
				Total Estimated Land Improvements True Cash Value = 975

2026 Est. T.C.V. 009-015-002-00 = 37,780

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
16,700	16,700	16,700	5,527	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,200	0	0	149	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,900	18,900	18,900	5,676	5,676	5,676	

009-015-002-25	2026 Est. T.C.V.	BORSUM DEBRA
Property Class: 401		2540 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 15 T22N R8W (9*TRACT*2020) NE 1/4 OF SE 1/4 & N 1/2 OF SE 1/4 OF SE 1/4.
60A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3800	60.00	Acres	3800	100			228,000
		60.00	Total Acres				Total Est. Land Value =	228,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.60	144	94	893
			Total Estimated Land Improvements True Cash Value =	893

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1930

(11) Heating System: Forced Air w/ Ducts

Ground Area = 800 SF Floor Area = 800 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	800		
			Total:	108,605	65,164

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Water/Sewer

1000 Gal Septic	1	4,109	2,465
Water Well, 50 Feet	1	3,344	2,006

Porches

WCP (1 Story)	147	5,523	3,314

Deck

Treated Wood	128	2,848	1,709

Garages

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

Base Cost	336	11,474	6,884

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

Base Cost	720	21,542	12,925

Class: D Exterior: Pole (Unfinished)

Base Cost	768	15,452	9,271

Built-Ins

Appliance Allow.	1	1,607	964

Breezeways

Frame Wall	189	9,819	5,891

Unit-in-Place Cost Items

BARN	500	505	227	*45% Good

Totals:	185,816	111,413

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	137,038

2026 Est. T.C.V. 009-015-002-25	=	365,931

Est. TCV/Total Floor Area = 457.41

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM

Parcel Number: 009-015-002-25

Page: 2

	170,500	170,500	170,500	69,137	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	12,500	0	0	1,866	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	183,000	183,000	183,000	71,003	71,003	71,003

009-015-002-90	2026 Est. T.C.V.	BORSUM EMILY
Property Class: 401		2424 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 15 T22N R8W BEG 700 FT W OF SE COR OF THE NE 1/4 OF SEC 15 T22N R8W TH
 N295FT, W 295FT, S 295FT, E295FT TO POB. 1.9978A.
 SPLIT ON 05/08/2020 FROM 009-015-002-00;

Split/Comb. on 05/08/2020 completed 05/08/2020 TIM ;
 Parent Parcel(s): 009-015-002-00;
 Child Parcel(s): 009-015-002-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors * 295'X295'

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 - 2.99@	\$9000	2.00 Acres	9000	100				17,982
2.00 Total Acres Total Est. Land Value =								17,982

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	2358	50	8,206
Wood Frame	22.96	360	50	4,133
Total Estimated Land Improvements True Cash Value =				12,339

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

(11) Heating System: Electric Baseboard
 Ground Area = 2392 SF Floor Area = 2392 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,392		
Total:				336,879	333,511

Other Additions/Adjustments

Basement, Outside Entrance, Above Grade	1	1,980	1,960

Plumbing

Average Fixture(s)	1	1,422	1,408
3 Fixture Bath	2	8,956	8,866
2 Fixture Bath	1	2,996	2,966

Water/Sewer

2000 Gal Septic	1	9,318	9,225
Water Well, 100 Feet	1	5,734	5,677

Porches

CCP (1 Story)	187	5,230	5,178

Garages

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

Base Cost	576	23,910	23,671
Common Wall: 1 Wall	1	-2,589	-2,563
Door Opener	1	527	522

Built-Ins

Appliance Allow.	1	2,713	2,686

Totals:	397,076	393,107

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	483,521

2026 Est. T.C.V. 009-015-002-90	=	513,842

Est. TCV/Total Floor Area = 214.82

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM

Parcel Number: 009-015-002-90

Page: 2

	219,900	219,900	219,900	180,640	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	37,000	0	0	4,877	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	256,900	256,900	256,900	185,517	185,517	185,517

009-015-003-00	2026 Est. T.C.V.	MOLITOR DON & BETTY
Property Class: 401		2400 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 15 T22N R8W N 1/2 OF SE 1/4 OF NE 1/4 & N 1/2 OF N 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4. 25 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$5000	25.00	Acres	5000	100		125,000
			25.00	Total Acres			Total Est. Land Value =	125,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	3000	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1977

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1416 SF Floor Area = 1884 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Basement	936			
1 Story	Siding	Crawl Space	160			
1 Story	Siding	Crawl Space	320			
			Total:	214,712	136,560	*56% Good

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770
2 Fixture Bath	1	2,502	1,626

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 50 Feet	1	3,344	2,174

Porches

WCP (1 Story)	160	6,554	4,260
WCP (1 Story)	288	9,124	5,931

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	840	16,573	10,772
Door Opener	1	415	270

Class: D Exterior: Pole (Unfinished)

Base Cost	840	16,573	10,772

Class: D Exterior: Pole (Unfinished)

Base Cost	1216	22,764	14,797

Built-Ins

Appliance Allow.	1	1,897	1,233

Totals: 300,029 192,016

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 236,180

2026 Est. T.C.V. 009-015-003-00 = 363,605

Est. TCV/Total Floor Area = 193.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
148,200	148,200	148,200	87,980	2.70

Parcel Number: 009-015-003-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	33,600	0	0	2,375	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	181,800	181,800	181,800	90,355	90,355	90,355

009-015-006-00	2026 Est. T.C.V.	MISSAUKEE COUNTY ROAD COMMISSION
Property Class: 402		
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 15 T22N R8W N 20 FT OF FORMER RR R/W LYING ACROSS NE 1/4 OF NW 1/4 & RIGHT OF WAY FOR JENNINGS RD.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

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

2026 Est. T.C.V. 009-015-006-00						=	0
Est. TCV/Total Floor Area =	0.00						
2025 Assessed	MBOR	S.E.V.		Base for Cap	IRM		
0	0	0		0	2.70		
2026 New	Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	0	0		0	0	0	
2026 Assessed	MBOR	S.E.V.		Capped	->Taxable<-	PRE/MBT	
0	0	0		0	0	0	

009-015-007-00	2026 Est. T.C.V.	ATEN EDWARD
Property Class: 401		2155 S BLODGETT RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 15 T22N R8W (0*1998) BEG 1581.5 FT N OF W 1/4 COR TH N 412.29FT, S 86 DEG 54'50"E 240.84 FT, N 96.94 FT, S 86 DEG 54'50"E 264.89 FT, S 482 FT W 505 FT TO POB. 5.21A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	435.53	550.46	0.8232	1.0831	110	100		42,715
412 Actual Front Feet, 5.65 Total Acres							Total Est. Land Value =	42,715

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1990

(11) Heating System: Wall Furnace
 Ground Area = 980 SF Floor Area = 980 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	980		
			Total:	61,935	45,832

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	168	1,969	1,457

Plumbing

Average Fixture(s)	1	1,010	747
3 Fixture Bath	1	2,944	2,179

Water/Sewer

1000 Gal Septic	1	4,689	3,470
Water Well, 100 Feet	1	5,734	4,243

Built-Ins

Appliance Allow.	1	2,713	2,008

Totals: 80,994 59,936

Notes: 2155 S BLODGETT

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 56,340

Cost Est. for Res. Bldg: 2 Mobile Home HUD Cls Good Blt 1999

(11) Heating System: Wall Furnace
 Ground Area = 1120 SF Floor Area = 1120 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1120		
			Total:	87,726	48,249

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	188	2,316	1,274

Plumbing

Average Fixture(s)	1	1,293	711
3 Fixture Bath	1	3,780	2,079

Water/Sewer

1000 Gal Septic	1	5,433	2,988
Water Well, 100 Feet	1	6,387	3,513

Built-Ins

Parcel Number: 009-015-007-00

Page: 2

Appliance Allow.	1	3,899	2,144

Totals:	110,834	60,958

Notes: 1999 MH (2161 S BLODGETT)

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:	57,301

2026 Est. T.C.V. 009-015-007-00	=	156,356

Est. TCV/Total Floor Area = 74.46, Most recent sale 04/01/2003 for 65,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
63,000	63,000	63,000	45,591	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	15,200	0	0	1,230	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
78,200	78,200	78,200	46,821	46,821	0

009-015-007-10	2026 Est. T.C.V.	BRONSON PEGGY
Property Class: 401		8757 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2013-01433 WD The East 66 feet of theW 1/2 of NW 1/4 of Section 15, T22N,R8W., lying North ofthe South right of way line of the formerCadillac & Lake City Railroad right of way and South of Jennings Road, EXCEPT all that parcel described in Liber 261, page 848, Missaukee County Records. AND Parcel A-2, as shown in Book of Surveys S-3, page 489 to 492 inclusive, Missaukee County Records. (Being a part of W 1/2 of NW 1/4 of Section 15, T22N, R8W.) Including a 66 foot wide easement for ingress, egress and utilities lying adjacent to and 66 feet Northerly of a line described as: Commencing atthe W 1/4 coRNER of Section 15, T22N,R8W., Thence North 1581.5 feet along the West line of said Section 15, to the point of beginning; Thence East 505 feet to the point of ending.

FORMERLY DESCRIBED AS: SEC 15 T22N R8W (0*1998) BEG 1581.5 FT N & 505 FT E OF W 1/4 COR TH N 482 FT, S 67 DEG 21'E 51.72 FT, S 86 DEG 54'50"E 238.44 FT, S 0 DEG 10'45" E 79.61 FT, S 86 DEG 54'50"E 535 FT, S 0 DEG 01'45"W 340.83 FT, W 820.12 FT TO POB ALSO E 66 FT OF THAT PART OF W 1/2 OF NW 1/4 LYING N'LY OF S LINE OF FORMER RR R/W & S OF JENNINGS ROAD. 8.57A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		8.57 Acres			5600	100		47,992
		8.57 Total Acres					Total Est. Land Value =	47,992

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	720	0	0
D/W/P: 3.5 Concrete	6.58	248	0	0
D/W/P: 3.5 Concrete	6.58	192	0	0
Wood Frame	22.54	576	50	6,491

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				11,241

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2002

(11) Heating System: Forced Heat & Cool

Ground Area = 1104 SF Floor Area = 1104 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,104		
Total:				187,503	159,362

Other Additions/Adjustments

Recreation Room	1072	20,336	10,168
Basement, Outside Entrance, Below Grade	1	2,727	2,318

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	2	8,956	7,613
Separate Shower	1	1,310	1,113

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

WCP (1 Story)	48	3,193	2,714
CCP (1 Story)	40	1,327	1,128
WPP	96	3,010	2,558

Parcel Number: 009-015-007-10

Page: 2

Deck

Treated Wood	96	2,414	2,052

Balcony

Wood Balcony	96	4,193	3,564

Garages

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

Base Cost	696	33,018	28,065

Common Wall: 1 Wall	1	-2,589	-2,201

Door Opener	1	527	448

Class: C Exterior: Pole (Unfinished)

Base Cost	768	19,776	16,810

Door Opener	1	527	448

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals:		300,786	248,535

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 305,698

2026 Est. T.C.V. 009-015-007-10	=	364,931

Est. TCV/Total Floor Area = 330.55, Most recent sale 06/05/2014 for 148,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
158,600	158,600	158,600	96,657	2.70

2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	23,900	0	0	2,609	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
182,500	182,500	182,500	99,266	99,266	99,266

009-015-007-20 2026 Est. T.C.V. ALLPRO RENT LLC
 Property Class: 401 2235 S BLODGETT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 15 T22N R8W BEG 1371.5 FT N OF W 1/4 COR TH N210 FT, E 505 FT, S 210 FT, W 505 FT TO POB. 2.4346 A
 ON 1/27/21 SPLIT PART TO 009-014-007-22
 FORMERLY SEC 15 T22N R8W (0*1998) BEG 1371.5 FT N OF W 1/4 COR TH N 210 FT, E 1325.12 FT, S 0 DEG 01'45"W 630 FTW 819.8 FT, N 420 FT, W 505 FT TO POB. 14.29A.

Split/Comb. on 01/27/2021 completed 01/27/2021 TIM ;
 Parent Parcel(s): 009-015-007-20;
 Child Parcel(s): 009-015-007-22;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	210.00	505.00	0.9879	1.0600	110	100		24,189
210 Actual Front Feet, 2.44 Total Acres							Total Est. Land Value =	24,189

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	624	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Duplex 1S Cls C Blt 2002
 Exterior Units: 2 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1132 SF Floor Area = 1132 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,132		
			Total:	290,138	116,054

Other Additions/Adjustments

Plumbing

Average Fixture(s)	2	2,845	2,276
3 Fixture Bath	1	4,478	3,582

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 100 Feet	1	5,734	4,587

Porches

WCP (1 Story)	80	4,468	3,574

Deck

Treated Wood	257	4,703	3,762

Garages

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

Base Cost	364	21,003	16,802
Common Wall: 2 Wall	1	-5,177	-4,142
Door Opener	1	527	422

Built-Ins

Appliance Allow.	2	5,426	4,341

Totals: 387,530 310,018

Notes: DUPLEX

Parcel Number: 009-015-007-20

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ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 306,918

2026 Est. T.C.V. 009-015-007-20	=	332,057
Est. TCV/Total Floor Area = 146.67, Most recent sale 11/01/2001 for 12,500		
2025 Assessed	MBOR	S.E.V.
125,500	125,500	125,500
2026 New Eq. Adjustment	Loss	
0	40,500	0
2026 Assessed	MBOR	S.E.V.
166,000	166,000	166,000

	Base for Cap	IRM	
	103,167	2.70	
	Additions	Tax Adjustment	Losses
	0	2,785	0
	Capped	->Taxable<-	PRE/MBT
	105,952	105,952	0

009-015-007-22	2026 Est. T.C.V.	BROWNS TREE FARM LLC
Property Class: 102		2235 S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

BEG 1371.5 FT N & 505 FT E OF W 1/4 COR TH N 210 FT, E 820.12 FT, S 0 DEG
 01'45"W 630 FT, W819.8FT, N 420 FT TO POB SEC 15 T22N R8W 11.8554 A
 SPLIT ON 01/27/2021 FROM 009-015-007-20

Split/Comb. on 01/27/2021 completed 01/27/2021 TIM ;
 Parent Parcel(s): 009-015-007-20;
 Child Parcel(s): 009-015-007-22;

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 18 - 29 Acres		8.86 Acres	3800	100				33,649
AGRICULTRU SURPLUS 2600/		3.00 Acres	2600	100				7,800
		11.86 Total Acres					Total Est. Land Value =	41,449

2026 Est. T.C.V. 009-015-007-22 = 41,449

Est. TCV/Total Floor Area = 18.31

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
17,600	17,600	17,600	12,245	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,100	0	330	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,700	20,700	20,700	12,575	12,575	12,575	

009-015-007-30	2026 Est. T.C.V.	WISMER ANN
Property Class: 402		S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 15 T22N R8W (0*1998) BEG 1161.5 FT N OF W 1/4 COR TH N 210 FT E 505 FT, S
210 FT, W 505 FT TO POB. 2.43A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	210.00	505.00	0.9879	1.0600	110	100		24,189
210 Actual Front Feet, 2.44			Total Acres		Total Est.		Land Value =	24,189

2026 Est. T.C.V. 009-015-007-30 = 24,189

Est. TCV/Total Floor Area = 10.68, Most recent sale 07/01/1998 for 4,750

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
9,900	9,900	9,900	5,760	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,200	0	155	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
12,100	12,100	12,100	5,915	5,915	0

009-015-007-35	2026 Est. T.C.V.	KLINE PHYLLIS & WISMER ANN
Property Class: 401		2265 S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 15 T22N R8W (0*1998) BEG 951.5 FT N OF W 1/4 COR TH N 210 FT, E 505 FT, S 210 FT, W 505 FT TO POB. 2.43A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	210.00	505.00	0.9879	1.0600	110	100		24,189
210 Actual Front Feet, 2.44 Total Acres								24,189

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	600	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1998

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1352 SF Floor Area = 1352 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,352		
Total:				159,461	143,515

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	1,066
3 Fixture Bath	1	3,721	3,349

Water/Sewer

1000 Gal Septic	1	4,386	3,947
Water Well, 100 Feet	1	5,415	4,873

Deck

Treated Wood	160	3,371	3,034
Treated Wood	50	1,650	1,485

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	768	23,478	21,130
Class: C Exterior: Pole (Unfinished)			
Base Cost	960	23,434	21,091

Built-Ins

Appliance Allow.	1	1,897	1,707

Breezeways

Frame Wall	64	3,763	3,387

Totals: 231,761 208,584

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 256,558

2026 Est. T.C.V. 009-015-007-35		=	281,697
Est. TCV/Total Floor Area = 208.36, Most recent sale 07/01/1998 for 4,750			
2025 Assessed	MBOR	S.E.V.	Base for Cap
118,400	118,400	118,400	51,443
2026	New Eq. Adjustment	Loss	Additions
0	22,400	0	0
		Tax Adjustment	Losses
		1,388	0

Parcel Number: 009-015-007-35

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2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
140,800	140,800	140,800	52,831	52,831	52,831

009-015-007-40	2026 Est. T.C.V.	LAMONT MARY
Property Class: 401		2337 S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 15 T22N R8W (0*1998) PCL E OF THE SURVEY RECORDED IN BOOK OF SURVEYS 5-3 PG 489 DESC AS: BEG 741.5 FT N OF W 1/4 COR TH N 210 FT, E 505 FT, S 210 FT, W 505 FT TO POB. 2.43A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	201.00	505.00	0.9988	1.0600	110	100		23,408
201 Actual Front Feet, 2.33 Total Acres							Total Est. Land Value =	23,408

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.18	1000	50	1,090
D/W/P: 4in Concrete	6.47	320	50	1,035
D/W/P: 4in Concrete	6.47	795	50	2,572
Wood Frame	26.22	96	50	1,258
Total Estimated Land Improvements				True Cash Value = 5,955

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 2024

(11) Heating System: Forced Heat & Cool
 Ground Area = 1288 SF Floor Area = 1288 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,288		
			Total:	179,894	178,093

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	1,173
3 Fixture Bath	1	3,721	3,684

Water/Sewer

1000 Gal Septic	1	4,386	4,342
Water Well, 100 Feet	1	5,415	5,361

Porches

WCP (1 Story)	220	8,065	7,984

Garages

Class: CD Exterior: Pole (Unfinished)

Door Opener	2	935	926
Base Cost	1200	25,428	25,174

Built-Ins

Appliance Allow.	1	1,897	1,878

Fireplaces

Wood Stove	1	2,107	2,086

Deck

Treated Wood	24	1,052	1,041
w/Roof (Roof portion)	320	4,374	4,330

Totals: 238,459 236,072

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 290,369

2026 Est. T.C.V. 009-015-007-40 = 319,732

Est. TCV/Total Floor Area = 248.24, Most recent sale 08/01/2022 for 27,500

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-015-007-40

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	116,500	116,500	116,500	114,910	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	21,700	21,700	0	21,700	3,102	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	159,900	159,900	159,900	139,712	139,712	139,712

009-015-007-45	2026 Est. T.C.V.	LAMONT MARY
Property Class: 402		S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 15 T22N R8W (0*1998) BEG 531.5 FT N OF W 1/4 COR TH N 210 FT, E 505 FT, S 210 FT, W 505 FT TO POB. 2.43A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	210.00	505.00	0.9879	1.0600	110	100		24,189
210 Actual Front Feet,	2.44	Total Acres			Total Est.		Land Value =	24,189

2026 Est. T.C.V. 009-015-007-45 = 24,189

Est. TCV/Total Floor Area = 18.78, Most recent sale 08/01/2022 for 27,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
9,900	9,900	9,900	8,335	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,200	0	225	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
12,100	12,100	12,100	8,560	8,560	8,560

009-015-007-50	2026 Est. T.C.V.	BROWN WESLEY D
Property Class: 102		S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 15 T22N R8W (0*1998) BEG 321.5 FT N OF W 1/4 COR TH N 210 FT, E 505 FT, N 420 FT, E 411.20 FT, S 630 FT, W 916.20 FT TO POB. 8.3817A.
Split on 05/16/2007 into 009-015-007-65;

Split/Comb. on 05/16/2007 completed 05/16/2007 RAY ;
Parent Parcel(s): 009-015-007-50;
Child Parcel(s): 009-015-007-65;

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 8 - 17 Acres			8.38 Acres		3800	100		31,844
		8.38 Total Acres			Total Est.		Land Value =	31,844

2026 Est. T.C.V. 009-015-007-50 = 31,844

Est. TCV/Total Floor Area = 24.72

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
13,400	13,400	13,400	13,400	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,500	0	361	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,900	15,900	15,900	13,761	13,761	13,761	

009-015-007-65	2026 Est. T.C.V.	BROWN WESLEY D
Property Class: 401		2425 S BLODGETT RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 15 T22N R8W BEG 321.65 FT N & 916.2 FT E OF W/4 COR, TH N 630 FT, E 408.60 FT, W 408.28 FT TO POB.
SPLIT ON 05/16/2007 FROM 009-015-007-50;

Split/Comb. on 05/16/2007 completed 05/16/2007 RAY ;
Parent Parcel(s): 009-015-007-50;
Child Parcel(s): 009-015-007-65;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	408.00	630.00	0.8367	1.1203	110	100		42,069
408 Actual Front Feet, 5.90 Total Acres							Total Est. Land Value =	42,069

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl,Picket,36-48	33.08	48	50	794
D/W/P: Crushed Rock	2.48	500	50	620
D/W/P: Patio Blocks	18.85	400	50	3,770
D/W/P: 4in Ren. Conc.	10.25	35	50	179
D/W/P: 4in Ren. Conc.	10.25	1352	50	6,929
Pool: Concrete	112.33	555	100	62,343
Metal Prefab	21.47	300	50	3,220
Metal Prefab	22.41	200	50	2,241

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
OUTDOOR FURNACE	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				82,471

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls BC Blt 2007

(11) Heating System: Radiant (in-floor), Air Conditioning

Ground Area = 2490 SF Floor Area = 4034 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,466		
1 Story	Siding	Basement	160		
1 Story	Siding	Basement	864		
1 Story	Siding	Overhang	444		
		Total:		668,563	554,907

Other Additions/Adjustments

Recreation Room	1200	32,172	26,703

Exterior

Brick Veneer	1076	21,251	17,638

Basement, Outside Entrance, Below Grade	1	3,813	3,165

Plumbing

Average Fixture(s)	1	2,094	1,738
3 Fixture Bath	2	13,171	10,932
2 Fixture Bath	1	4,412	3,662

Water/Sewer

1000 Gal Septic	1	5,433	4,509
Water Well, 200 Feet	1	11,938	9,909

Porches

CCP (1 Story)	72	2,827	2,346
WCP (1 Story)	160	9,389	7,793

Parcel Number: 009-015-007-65

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WGEP (1 Story)	72	9,893	8,211
WPP	60	3,073	2,551
CCP (1 Story)	72	2,827	2,346

Garages

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

Base Cost	888	50,003	41,502
Common Wall: 1.5 Wall	1	-4,507	-3,741
Door Opener	2	1,317	1,093

Class: BC Exterior: Pole (Finished)

Door Opener	2	1,317	1,093
Base Cost	2968	118,245	98,143

Built-Ins

Appliance Allow.	1	3,899	3,236

Fireplaces

Exterior 2 Story	1	10,141	8,417

Deck

w/Roof (Roof portion)	800	16,376	13,592

Totals: 987,647 819,745

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 1,008,286

2026 Est. T.C.V. 009-015-007-65 = 1,132,826

Est. TCV/Total Floor Area = 280.82

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
491,800	491,800	491,800	279,897	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	74,600	0	0	7,557	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
566,400	566,400	566,400	287,454	287,454	287,454	

009-015-007-70	2026 Est. T.C.V.	SWANSON SCOTT & BRANDY
Property Class: 401		8909 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 15 T22N R8W THAT PART OF W 1/2 OF NW 1/4 LYING S OF JENNINGS RD & N OF N LINE FORMER RR R/W EXC W 250 FT THOF & EXC BEG AT NE COR LYING S OF JENNINGS RD W'LY ALONG HWY 535 FT S TO RR R/W E TO E LINE OF W 1/2 OF NW 1/4 N TO POB EXC JENNINGS RD LIBER 261 PG 854. APP 5A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	279.60	778.97	0.9197	1.1813	110	100		33,413
280 Actual Front Feet, 5.00 Total Acres							Total Est. Land Value =	33,413

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	2200	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1920

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 945 SF Floor Area = 945 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	945		
			Total:	135,303	81,181

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Water/Sewer

1000 Gal Septic	1	4,386	2,632
Water Well, 50 Feet	1	3,344	2,006

Porches

CCP (1 Story)	120	3,205	1,923
WCP (1 Story)	120	5,254	3,152
Foundation: Shallow	120	-967	-580

Garages

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

Base Cost	960	27,965	16,779

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Exterior 1 Story	1	5,597	3,358

Deck

Treated Wood	816	10,143	6,086

Totals:	197,312	118,386

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 145,615

Ag. Bld 1 1950, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost
 Height: 10 ft

Parcel Number: 009-015-007-70

Page: 2

Description	Rate	Size	Cost New
Base Cost	16.23	2400	38,952
Default Walls	5.38	2400	12,912

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/25/100/8.75	Depr. Cost =	4,538
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 =		4,220

Total Estimated True Cash Value of Agricultural Buildings	=	4,220

2026 Est. T.C.V. 009-015-007-70	=	185,748

Est. TCV/Total Floor Area = 196.56, Most recent sale 04/06/2010 for 55,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
79,100	79,100	79,100	46,297	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,800	0	1,250	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
92,900	92,900	92,900	47,547	47,547	47,547

009-015-007-85 2026 Est. T.C.V. BROWN WESLEY D
 Property Class: 101 2447 S BLODGET RD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

SEC 15 T22N RSW (3*2025) BEG AT W 1/4 POST, TH N 321.5 FT, E 505 FT, S 475 FT, W 505 FT, N 153.5 FT TO POB. 5.5068A.
 SPLIT ON 04/29/2024 FROM 009-015-007-80;

Split/Comb. on 04/29/2024 completed 04/29/2024 TIM ;
 Parent Parcel(s): 009-015-007-80;
 Child Parcel(s): 009-015-007-85, 009-015-007-88;

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 3	-7 Acres		5.51 Acres		3800	100		20,927
		5.51 Total Acres			Total Est.		Land Value =	20,927

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 0

(11) Heating System: Wall Furnace
 Ground Area = 756 SF Floor Area = 756 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	756		
			Total:	49,005	17,152

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,010	353

Water/Sewer

1000 Gal Septic	1	4,689	1,641
Water Well, 50 Feet	1	3,344	1,170

Built-Ins

Appliance Allow.	1	2,713	950

Totals: 60,761 21,266

Notes:

ECF (101 AGRICULTURE) 0.940 => TCV: 19,990

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average
 Stories: 1 Story Height: 14 Perimeter: 196

Base Rate for Upper Floors = 29.57

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.75 100%
 Adjusted Square Foot Cost for Upper Floors = 33.32

Total Floor Area: 2,400 Base Cost New of Upper Floors = 79,968

Reproduction/Replacement Cost = 79,968

Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0
 Total Depreciated Cost = 28,788

ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 1 = 21,591
 Replacement Cost/Floor Area= 33.32 Est. TCV/Floor Area= 9.00

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0

Parcel Number: 009-015-007-85

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Description of Occupancy: 1 WALL W/ROOF

Costs are taken from the Sheds - Material Storage, 3 Wall cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 22.11

Adjusted Square Foot Cost for Upper Floors = 22.11

Total Floor Area: 1,440 Base Cost New of Upper Floors = 31,838

Reproduction/Replacement Cost = 31,838

Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 19,103

ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 2 = 14,327

Replacement Cost/Floor Area= 22.11 Est. TCV/Floor Area= 9.95

Total Estimated True Cash Value of Commercial/Industrial Buildings = 35,918

2026 Est. T.C.V. 009-015-007-85 = 76,835

Est. TCV/Total Floor Area = 16.72

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
30,000	30,000	30,000	30,000	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,400	0	0	810	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,400	38,400	38,400	30,810	30,810	30,810	

009-015-007-88	2026 Est. T.C.V.	LEWIS MARK
Property Class: 402		S BLODGET RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 15 T22N RBW BEG 153.5 FT S OF W 1/4 POST, TH S 75 FT, E 505 FT, N 75 FT, W
 505 FT TO POB .8695A.
 SPLIT ON 04/17/2024 FROM 009-015-007-80;

Split/Comb. on 04/29/2024 completed 04/29/2024 TIM ;
 Parent Parcel(s): 009-015-007-80;
 Child Parcel(s): 009-015-007-85, 009-015-007-88;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	75.00	505.30	1.2779	1.0602	110	100		11,177
75 Actual Front Feet, 0.87 Total Acres							Total Est. Land Value =	11,177

2026 Est. T.C.V. 009-015-007-88 = 11,177

Est. TCV/Total Floor Area = 2.43

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
4,600	4,600	4,600	4,600	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	124	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,600	5,600	5,600	4,724	4,724	4,724

009-015-007-90	2026 Est. T.C.V.	ATEN EDWARD
Property Class: 401		2111 S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 15 T22N R8W FORMER C & LC RR R/W LYING ACROSS NW 1/40F NW 1/4 EXC E
1079.17 FT THOF. .5521A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	100.00	240.00	1.1892	0.8801	110	100		11,513
100 Actual Front Feet,	0.55	Total Acres			Total Est.	Land Value =		11,513

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.84	160	35	1,167
Total Estimated Land Improvements		True Cash Value =		1,167

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1988

(11) Heating System: Forced Warm Air
Ground Area = 1036 SF Floor Area = 1036 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1036		
			Total:	67,722	23,703

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	180	2,110	738

Plumbing

Average Fixture(s)	1	1,010	353

Water/Sewer

1000 Gal Septic	1	4,689	1,641
Water Well, 50 Feet	1	3,344	1,170

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 320 14,470 5,064

Built-Ins

Appliance Allow.	1	2,713	950

Totals: 96,058 33,619

Notes: 1988 REDMAN

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 31,602

2026 Est. T.C.V. 009-015-007-90 = 44,282

Est. TCV/Total Floor Area = 42.74

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
18,000	18,000	18,000	11,158	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,100	0	0	301	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
22,100	22,100	22,100	11,459	11,459	0	

009-015-008-00	2026 Est. T.C.V.	PLAMP TERRY ALLEN
Property Class: 401		8821 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 15 T22N R8W BEG ON S R/W LINE OF JENNINGS RD 375 FT W OF E LINE OF W 1/2 OF NW 1/4 TH S TO S LINE OF FORMER RR R/W W 160 FT ON SAID S LINE N TO RD R/W E TO POB. .5576A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	160.00	137.00	1.0574	0.7650	110	100		14,237
160 Actual Front Feet,	0.50	Total Acres			Total Est. Land Value =			14,237

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	533	0	0
Wood Frame	35.03	64	50	1,121
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements				True Cash Value = 3,621

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 1986

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1104 SF Floor Area = 1104 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,104		
			Total:	128,588	90,012

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 50 Feet	1	3,344	2,341

Deck

Treated Wood	140	3,160	2,212
Treated Wood	30	1,297	908
Treated Wood	20	896	627

Garages

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

Base Cost	672	26,665	18,665
Door Opener	1	527	369

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Wood Stove	1	2,503	1,752

Totals: 175,804 123,062

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 121,831

2026 Est. T.C.V. 009-015-008-00 = 139,689

Est. TCV/Total Floor Area = 126.53, Most recent sale 08/30/2019 for 77,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
58,100	58,100	58,100	43,574	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

Parcel Number: 009-015-008-00

Page: 2

	0	11,700	0	0	1,176	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
69,800	69,800	69,800	44,750	44,750	44,750	

009-015-009-00	2026 Est. T.C.V.	BARKLEY DUSTYN
Property Class: 401		8801 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 15 T22N R8W E 357.09 FT OF THAT PART OF W 1/2 OF NW 1/4 LYING N OF S LINE OF FORMER RR R/W & S OF JENNINGS RD EXC JENNINGS RD LIBER261 PG 848 EXC E'/Y 66 FT THOF. .9363A.(4*1999)

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	93.00	440.28	1.2110	1.0243	110	100		12,689
93 Actual Front Feet, 0.94 Total Acres							Total Est. Land Value =	12,689

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1979

(11) Heating System: Wall Furnace
 Ground Area = 798 SF Floor Area = 798 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	700		
Addition	Siding	Crawl	98		
			Total:	43,888	15,361

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	148	1,652	578

Plumbing

Average Fixture(s)	1	783	274

Water/Sewer

1000 Gal Septic	1	4,109	1,438
Water Well, 50 Feet	1	3,344	1,170

Garages

Class: D Exterior: Pole (Unfinished)			
Base Cost	432	10,070	3,524

Built-Ins

Appliance Allow.	1	1,607	562

Totals:	65,453	22,907

Notes: 1979 LIBERTY

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 21,533

2026 Est. T.C.V. 009-015-009-00 = 34,222

Est. TCV/Total Floor Area = 42.88, Most recent sale 02/15/2024 for 25,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
13,800	13,800	13,800	13,800	2.70

2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,300	0	372	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
17,100	17,100	17,100	14,172	14,172	14,172

009-015-010-00	2026 Est. T.C.V.	RICHARDS SHANE C
Property Class: 401		8951 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 15 T22N R8W BEG AT NW COR OF W 1/2 OF NW 1/4 S OF HWY E'LY & PAR WITH HWY 250 FT S TO RR R/W W'LY ALONG RR TO SEC LINE N TO BEG. 1.6 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	250.00	278.78	0.9457	0.9137	110	100		23,763
250 Actual Front Feet,	1.60	Total Acres			Total Est. Land Value =			23,763

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	35.03	64	50	1,121
Total Estimated Land Improvements		True Cash Value =		1,121

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1986

(11) Heating System: Wall Furnace

Ground Area = 938 SF Floor Area = 938 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	938		
			Total:	59,834	20,941

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	162	1,899	665

Plumbing

Average Fixture(s)	1	1,010	353

Water/Sewer

1000 Gal Septic	1	4,689	1,641
Water Well, 50 Feet	1	3,344	1,170

Deck

Treated Wood	36	1,454	800	*55% Good

Built-Ins

Appliance Allow.	1	2,713	950

Totals: 74,943 26,520

Notes: 1986 REDMAN

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 24,929

2026 Est. T.C.V. 009-015-010-00	=	49,813

Est. TCV/Total Floor Area = 53.11

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
20,200	20,200	20,200	12,372	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,700	0	0	334	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
24,900	24,900	24,900	12,706	12,706	0	

009-015-012-00	2026 Est. T.C.V.	BARRON MITCHELL R
Property Class: 401		8910 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 15 T22N R8W THAT PART OF W 930 FT OF W 1/2 OF NW 1/4 LYING N OF JENNINGS RD
EXC W 250 FT THEREOF. 4.88 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$9000		4.88 Acres			9000	100		43,920
		4.88 Total Acres					Total Est. Land Value =	43,920

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	340	0	0
D/W/P: Asphalt Paving	3.10	2600	0	0
Wood Frame	26.54	154	35	1,430

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
				Total Estimated Land Improvements True Cash Value = 6,180

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1977

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1340 SF Floor Area = 1340 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,340		
			Total:	171,207	102,725

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853
2 Fixture Bath	1	2,996	1,798

Garages

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

Base Cost	616	25,047	15,028
Common Wall: 1 Wall	1	-2,589	-1,553

Water/Sewer

Public Sewer	1	1,465	879
Water Well, 100 Feet	1	5,734	3,440

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Exterior 1 Story	1	6,387	3,832

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 214,382 128,630

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 158,215

2026 Est. T.C.V. 009-015-012-00 = 208,315

Est. TCV/Total Floor Area = 155.46, Most recent sale 02/22/2019 for 103,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
85,700	85,700	85,700	65,720	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	18,500	0	1,774	0

Parcel Number: 009-015-012-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
104,200	104,200	104,200	67,494	67,494	67,494

009-015-013-00	2026 Est. T.C.V.	BARTIN CHRISTOPHER & LEEANN
Property Class: 401		8992 W JENNINGS RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

2013-04382 ALL THAT PART OF THE WEST 250 FEET OF THE W 1/2 OF NW 1/4 OF SECTION 15, T22N, R8W., LYING NORTHERLY OF THE COUNTY ROAD.

FORMERLY ABBREVIATED AS SEC 15 T22N R8W W 250 FT OF THAT PART OF W 1/2 OF NW 1/4 LYING N OF JENNINGS RD. 1.7992 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	186.00	419.21	1.0000	0.0000	110	100*		0
Residentia 1 - 2.99@\$9000		1.79 Acres			9000	100		16,110
* denotes lines that do not contribute to the total acreage calculation.								
186 Actual Front Feet, 1.79 Total Acres								Total Est. Land Value = 16,110

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	2072	0	0
Wood Frame	39.19	25	50	490
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,990

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1979

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1107 SF Floor Area = 1107 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,107		
			Total:	183,578	119,336

Other Additions/Adjustments

Recreation Room	500	9,485	6,165
Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Deck

Treated Wood	591	8,120	5,278

Garages

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

Base Cost	504	19,585	12,730
Door Opener	2	1,054	685

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SANITARY SEWER	1	0	0	*90% Good

Totals: 237,971 154,691

Notes:

Parcel Number: 009-015-013-00

Page: 2

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 190,270

2026 Est. T.C.V. 009-015-013-00 = 209,370

Est. TCV/Total Floor Area = 189.13, Most recent sale 03/15/2017 for 101,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
90,500	90,500	90,500	61,989	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	14,200	0	1,673	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
104,700	104,700	104,700	63,662	63,662	63,662	

009-015-015-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

WILLIS CHARLOTTE M TRUST
8518 W KELLY RD
LAKE CITY, MI 49651

. SEC 15 T22N R8W E 1/2 OF SE 1/4 OF SW 1/4. 20 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29 @\$5000	20.00 Acres	5000	100				100,000
		20.00 Total Acres					Total Est. Land Value =	100,000

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

(11) Heating System: Space Heater

Ground Area = 374 SF Floor Area = 374 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	374		
			Total:	47,456	26,100

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Built-Ins

Appliance Allow.	1	1,607	884

Totals:	50,051	27,527

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 33,859

Cost Est. for Res. Bldg: 2 Single Family 1S Cls CD Blt 1995

(11) Heating System: Space Heater

Ground Area = 1040 SF Floor Area = 1040 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,040		
			Total:	123,981	99,184

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	948

Water/Sewer

1000 Gal Septic	1	4,386	3,509

Water Well, 50 Feet	1	3,344	2,675

Porches

WGEP (1 Story)	192	14,195	12,350	*87% Good

Garages

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

Base Cost	576	21,439	17,151

Common Wall: 1 Wall	1	-2,421	-1,937

Built-Ins

Appliance Allow.	1	1,897	1,518

Unit-in-Place Cost Items

BARN	3000	3,030	2,575	*85% Good

Totals: 171,036 137,973

Notes: ARROW HOME

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 169,707

Cost Est. for Res. Bldg: 3 Single Family 1S Cls CD Blt 1962

(11) Heating System: Forced Air w/ Ducts

Ground Area = 799 SF Floor Area = 799 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	799		
			Total:	100,815	55,448

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	652

Water/Sewer

1000 Gal Septic	1	4,386	2,412
Water Well, 50 Feet	1	3,344	1,839

Porches

CPP	64	1,422	1,010	*71% Good

Garages

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

Base Cost	768	23,478	12,913

Built-Ins

Appliance Allow.	1	1,897	1,043

Totals: 136,527 75,317

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 92,640

2026 Est. T.C.V. 009-015-015-00 = 396,206

Est. TCV/Total Floor Area = 179.04, Most recent sale 08/03/1995 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
164,200	164,200	164,200	90,930	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	33,900	0	2,455	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
198,100	198,100	198,100	93,385	93,385	60,700	

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009-015-016-00
Property Class: 401
Map #:
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2026 Est. T.C.V.

LAKE TOWNSHIP

BARNES RONALD L
8908 W KELLY RD
LAKE CITY, MI 49651

. SEC 15 T22N R8W SW 1/4 OF SW 1/4 EXC NW 1/4 THEREOF & EXC E 495 FT THOF. 15A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17	@\$5600	15.00	Acres	5600	100			84,000
		15.00	Total Acres	Total Est.	Land Value =			84,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	170	0	0
Wood Frame	19.46	206	50	2,004

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	95	950
Total Estimated Land Improvements True Cash Value =				2,954

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1008 SF Floor Area = 1008 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,008		
			Total:	130,418	78,251

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Water/Sewer

1000 Gal Septic	1	4,109	2,465
Water Well, 50 Feet	1	3,344	2,006

Porches

CCP (1 Story)	112	2,754	1,652
CCP (1 Story)	170	4,010	2,406

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	660	18,302	10,981

Built-Ins

Appliance Allow.	1	1,607	964

Deck

w/Roof (Roof portion)	181	2,503	1,502

Totals: 168,035 100,820

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 124,009

2026 Est. T.C.V. 009-015-016-00 = 210,963

Est. TCV/Total Floor Area = 209.29

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	91,400	91,400	91,400	41,509	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	14,100	0	0	1,120	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	105,500	105,500	105,500	42,629	42,629	42,629	

009-015-017-00	2026 Est. T.C.V.	FOSTER CRAIG C & TRIM AMY N
Property Class: 401		8850 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 15 T22N R8W E 495 FT OF SW 1/4 OF SW 1/4. 15A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		15.00	Acres		5600	100		84,000
		15.00	Total Acres				Total Est. Land Value =	84,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	480	0	0
Wood Frame	29.49	96	50	1,415
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,365

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C Blt 2018

(11) Heating System: Forced Heat & Cool

Ground Area = 1782 SF Floor Area = 1782 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,782		
			Total:	237,979	223,700

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,337
3 Fixture Bath	1	4,478	4,209

Water/Sewer

1000 Gal Septic	1	4,689	4,408
Water Well, 100 Feet	1	5,734	5,390

Built-Ins

Appliance Allow.	1	2,713	2,550

Porches

WPP	9	468	440
WPP	9	468	440

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	1280	30,272	28,456

Totals:	288,223	270,930

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 333,244

2026 Est. T.C.V. 009-015-017-00 = 419,609

Est. TCV/Total Floor Area = 235.47, Most recent sale 10/31/2008 for 70,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
181,500	181,500	181,500	89,995	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	28,300	0	0	2,429	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
209,800	209,800	209,800	92,424	92,424	92,424

009-015-018-00	2026 Est. T.C.V.	SHERMAN DAVID P JR
Property Class: 401		2835 S BLODGET RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 15 T22N R8W NW 1/4 OF SW 1/4 OF SW 1/4. 10 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.00	Acres		5600	100		56,000
		10.00	Total Acres				Total Est. Land Value =	56,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	800	0	0
Wood Frame	23.09	168	95	3,685

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
				Total Estimated Land Improvements True Cash Value = 4,635

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1985

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1120 SF Floor Area = 1120 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,120		
			Total:	113,563	79,494

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	829
3 Fixture Bath	1	3,721	2,605

Water/Sewer

1000 Gal Septic	1	4,386	3,070
Water Well, 50 Feet	1	3,344	2,341

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	768	17,610	12,327

Built-Ins

Appliance Allow.	1	1,897	1,328

Totals: 145,706 101,994

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 125,453

Ag. Bld 1 2015, No-Wall Utility Shed, 3 Wall Class:D,Pole Quality:Low Cost
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	4.31	312	1,345

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90	Depr. Cost =	1,211
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 =		1,126

Total Estimated True Cash Value of Agricultural Buildings = 1,126

2026 Est. T.C.V. 009-015-018-00 = 187,214

Est. TCV/Total Floor Area = 167.16

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
85,700	85,700	85,700	28,351	2.70

Parcel Number: 009-015-018-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	7,900	0	0	765	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	93,600	93,600	93,600	29,116	29,116	29,116

009-015-019-00	2026 Est. T.C.V.	RICHARDS BRIAN
Property Class: 401		2611 S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 15 T22N R8W (0*1998) BEG S 0 DEG 0'09"W 228.5 FT FROM W 1/4 COR TH E 505 FT,
S 442.15 FT, N 88 DEG 56'20"W 505.12 FT, N 432.79 FT TO POB. 5.07A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	442.00	505.00	0.8202	1.0600	110	100		42,269
442 Actual Front Feet, 5.12 Total Acres								42,269
Total Est. Land Value =								42,269

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	27.96	120	50	1,677
Wood Frame	27.96	120	50	1,677
Total Estimated Land Improvements True Cash Value =				3,354

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1992

(11) Heating System: Wall Furnace

Ground Area = 1088 SF Floor Area = 1088 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1088		
			Total:	64,230	22,481

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	168	1,969	689
Plumbing			
3 Fixture Bath	1	2,944	1,030
Water/Sewer			
1000 Gal Septic	1	4,689	1,641
Water Well, 50 Feet	1	3,344	1,170
Deck			
Treated Wood	80	2,182	764
Built-Ins			
Appliance Allow.	1	2,713	950
Fireplaces			
Wood Stove	1	2,503	876
Totals:		84,574	29,601

Notes: 1992 MANOR - HUD

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 27,825

2026 Est. T.C.V. 009-015-019-00 = 73,448

Est. TCV/Total Floor Area = 67.51, Most recent sale 04/20/2016 for 28,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
30,000	30,000	30,000	19,750	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	6,700	0	0	533	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,700	36,700	36,700	20,283	20,283	0	

009-015-019-35 2026 Est. T.C.V. LEWIS MARK
 Property Class: 401 2621 S BLODGET RD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

EC 15 T22N R8W (2*2025) BEGS 0 DEG 0'09"W 661.29 FT & S 88 DEG 56'20"E 505.12 FT
 FROM W 1/4 COR, TH N 992.15 FT, E 819.48 FT, SO DEG 01'45"W 345.77 FT, SO DEG
 02'11"W 661.55 FT, N 88 DEG 56'20"W 819.02 FT TO POB EXC N 208 FT THOF.
 14.8870A.
 SPLIT ON 04/18/2024 FROM 009-015-019-30;

Split/Comb. on 04/29/2024 completed 04/29/2024 TIM ;
 Parent Parcel(s): 009-015-019-30;
 Child Parcel(s): 009-015-019-35, 009-015-019-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$5000	14.89 Acres	5000	100			74,435
			14.89 Total Acres				Total Est. Land Value =	74,435

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	18.01	384	50	3,458
Wood Frame	19.78	192	50	1,899
				Total Estimated Land Improvements True Cash Value = 5,357

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1991

(11) Heating System: Wall Furnace
 Ground Area = 1216 SF Floor Area = 1216 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	1216		
			Total:	67,541	37,146

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	184	2,156	1,186
Plumbing			
3 Fixture Bath	1	2,944	1,619
Water/Sewer			
1000 Gal Septic	1	4,689	2,579
Water Well, 100 Feet	1	5,734	3,154
Porches			
WGEP (1 Story)	96	7,521	4,137
Foundation: Shallow	96	-866	-476
	Totals:	89,719	49,345

Notes: 1991 16X76 FAIRMONT

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 46,384

2026 Est. T.C.V. 009-015-019-35 = 126,176

Est. TCV/Total Floor Area = 103.76

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
48,700	48,700	48,700	27,990	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,400	0	0	755	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
63,100	63,100	63,100	28,745	28,745	28,745	

009-015-019-90	2026 Est. T.C.V.	WESLEY BROWN
Property Class: 402		S BLODGET RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 15 T22N R8W (0*2025) N 208 FT OF BEGS 0 DEG 0'09"W 661.29 FT & S 88 DEG 56'20"E 505.12 FT FROM W 1/4 COR, TH N 992.15 FT, E 819.48 FT, SO DEG 01'45"W 345.77 FT, SO DEG 02'11"W 661.55 FT, N 88 DEG 56'20"W 819.02 FT TO POB. 3.9130A. SPLIT ON 04/18/2024 FROM 009-015-019-30;

Split/Comb. on 04/29/2024 completed 04/29/2024 TIM ;
 Parent Parcel(s): 009-015-019-30;
 Child Parcel(s): 009-015-019-35, 009-015-019-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>10@\$5000		0.46 Acres			5000	100		2,295
Residentia INFERIOR@\$1400		3.45 Acres			1400	100		4,836
		3.91 Total Acres					Total Est. Land Value =	7,131

2026 Est. T.C.V. 009-015-019-90	=	7,131
Est. TCV/Total Floor Area = 5.86, Most recent sale 05/07/2024 for 35,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
3,300 3,300 3,300 3,300 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 300 0 0 89 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
3,600 3,600 3,600 3,389 3,389 3,389		

009-015-020-00	2026 Est. T.C.V.	ALDRICH ARNOLD
Property Class: 401		2675 S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 15 T22N R8W S 1/2 OF NW 1/4 OF SW 1/4. 20 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$5000	20.00	Acres	5000	100		100,000
			20.00	Total Acres			Total Est. Land Value =	100,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.69	80	71	1,629
				Total Estimated Land Improvements True Cash Value = 1,629

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1492 SF Floor Area = 1492 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	992		
1 Story	Siding	Crawl Space	500		
			Total:	173,437	138,749

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	948

Water/Sewer

1000 Gal Septic	1	4,386	3,509
Water Well, 50 Feet	1	3,344	2,675

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 576 16,451 13,161

Built-Ins

Appliance Allow.	1	1,897	1,518

Totals: 200,700 160,560

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 197,489

2026 Est. T.C.V. 009-015-020-00 = 299,118

Est. TCV/Total Floor Area = 200.48, Most recent sale 10/01/1999 for 40,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
121,900	121,900	121,900	73,129	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	27,700	0	1,974	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
149,600	149,600	149,600	75,103	75,103	75,103	

009-015-022-00	2026 Est. T.C.V.	BAUGHAN GERALD J & ADA M TRUST
Property Class: 401		8206 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 15 T22N R8W W 1/2 OF W 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4. 5 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	660.00	0.8823	1.1334	110	100		36,300
330 Actual Front Feet, 5.00 Total Acres							Total Est. Land Value =	36,300

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.54	540	50	6,086
Wood Frame	32.09	81	50	1,299
Total Estimated Land Improvements				True Cash Value = 7,385

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1970

(11) Heating System: Wall Furnace

Ground Area = 1236 SF Floor Area = 1236 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	720		
Addition	Siding	Crawl	516		
			Total:	89,445	31,305

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	84	984	344

Plumbing

Average Fixture(s)	1	1,010	353

Water/Sewer

1000 Gal Septic	1	4,689	1,641
Water Well, 50 Feet	1	3,344	1,170

Porches

WCP (1 Story)	144	5,920	2,072
WCP (1 Story)	60	3,345	1,171

Built-Ins

Appliance Allow.	1	2,713	950

Deck

w/Roof (Roof portion)	896	13,332	4,666
w/Roof (Roof portion)	312	4,721	1,652

Totals:	129,503	45,324

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:	42,605

2026 Est. T.C.V. 009-015-022-00	=	86,290

Est. TCV/Total Floor Area = 69.81

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
35,500	35,500	35,500	17,067	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,600	0	0	460	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,100	43,100	43,100	17,527	17,527	0	

009-015-023-00	2026 Est. T.C.V.	DULL LARRY M & MELANIE S
Property Class: 401		8150 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 15 T22N R8W E 1/2 OF W 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4. 5 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.73	663.81	0.8818	1.1350	110	100		36,413
331 Actual Front Feet, 5.04 Total Acres							Total Est. Land Value =	36,413

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.57	80	50	1,023
Total Estimated Land Improvements			True Cash Value =	1,023

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D-10 Blt 2010

(11) Heating System: Forced Air w/o Ducts

Ground Area = 728 SF Floor Area = 728 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	448		
1 Story	Siding	Piers	280		
		Total:		73,732	66,359

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	889

Water/Sewer

1000 Gal Septic	1	4,109	3,698
Water Well, 50 Feet	1	3,344	3,010

Built-Ins

Appliance Allow.	1	1,607	1,446

Carports

Aluminum	624	7,600	6,840

Totals: 91,380 82,242

Notes: SHED CONVERTED TO DWELLING & 2016 POST & BEAM ADDITION

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 101,158

2026 Est. T.C.V. 009-015-023-00 = 138,594

Est. TCV/Total Floor Area = 190.38, Most recent sale 04/23/2010 for 27,800

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
59,900	59,900	59,900	36,206	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,400	0	0	977	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
69,300	69,300	69,300	37,183	37,183	37,183

009-015-024-00	2026 Est. T.C.V.	GUNNERSON MATTHEW
Property Class: 401		8126 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 15 T22N R8W W 1/2 OF E 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4. 5 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	660.00	0.8823	1.1334	110	100		36,300
330 Actual Front Feet,	5.00	Total Acres			Total Est.	Land Value =		36,300

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.61	500	0	0
Wood Frame	41.30	80	50	1,652
Wood Frame	40.41	84	50	1,697

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements		True Cash Value =		4,289

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 1982

(11) Heating System: Warm & Cool Air

Ground Area = 1354 SF Floor Area = 1354 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	980		
Addition	Siding	Crawl	374		
		Total:		118,759	41,565

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	146	1,799	630

Plumbing

Average Fixture(s)	1	1,293	453

Water/Sewer

1000 Gal Septic	1	5,433	1,902
Water Well, 50 Feet	1	3,351	1,173

Deck

Pine w/Roof (Deck Portion)	80	1,849	647
Pine w/Roof (Roof portion)	80	1,953	684
Treated Wood	67	2,115	740
w/Roof (Roof portion)	1293	26,468	9,264
w/Roof (Roof portion)	84	2,040	714

Built-Ins

Appliance Allow.	1	3,899	1,365

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	1152	21,565	7,548

Local Cost Items

GENERATOR	1	1	1	*100% Good

Totals:	190,525	66,686

Notes: 1982 MARLETTE

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:	62,685

2026 Est. T.C.V. 009-015-024-00	=	103,274

Est. TCV/Total Floor Area = 76.27, Most recent sale 10/10/2024 for 125,000

Parcel Number: 009-015-024-00

Page: 2

2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM	
	42,500		42,500	42,500	42,500	2.70	
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		9,100	0	0	1,147	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	51,600		51,600	51,600	43,647	43,647	0

009-015-025-00	2026 Est. T.C.V.	RADEN JUDITH D
Property Class: 401		2960 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 15 T22N R8W E 1/2 OF E 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4. 5 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	662.00	0.8823	1.1342	110	100		36,327
330 Actual Front Feet, 5.01 Total Acres							Total Est. Land Value =	36,327

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.57	80	81	1,657

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,607

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D 10 Blt 2001

(11) Heating System: Forced Air w/o Ducts

Ground Area = 1560 SF Floor Area = 1560 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,560		
			Total:	178,497	151,716

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	840
3 Fixture Bath	1	3,128	2,659

Water/Sewer

1000 Gal Septic	1	4,109	3,493
Water Well, 50 Feet	1	3,344	2,842

Garages

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

Base Cost	777	23,419	19,906

Built-Ins

Appliance Allow.	1	1,607	1,366

Totals:	215,092	182,822

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 224,871

2026 Est. T.C.V. 009-015-025-00 = 263,805

Est. TCV/Total Floor Area = 169.11, Most recent sale 02/01/2001 for 10,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
111,900	111,900	111,900	45,303	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	20,000	0	1,223	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
131,900	131,900	131,900	46,526	46,526	46,526	

009-015-026-00 2026 Est. T.C.V. HILL LEWIS H
 Property Class: 101 8731 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 15 T22N R8W (0*2007) E 1/2 OF NW 1/4 LYING S OF FORMER PENN RR R/W, ALSO
 FORMER PENN RR R/W LYING ACROSS NE 1/4 OF NW 1/4 EXC N 20 FT THOF, ALSO NE 1/4
 OF SW 1/4, ALSO W 1/2 OF SE 1/4 OF SW 1/4. 122.4242A. Split on 10/09/2007 into
 009-015-026-50;

Split/Comb. on 10/09/2007 completed 10/09/2007 RAY ;
 Parent Parcel(s): 009-015-026-00;
 Child Parcel(s): 009-015-026-50;

 05 COMBO 015-500-00, 015-006-30, 015-014-00 & 015-032-00 FOR 06
 60 AC, 2.42 AC, 60 AC, 10.1 AC

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU SURPLUS 2600/		92.42 Acres			2600	100		240,292
AGRICULTRU 30 - 65 ACRES		30.00 Acres			3800	100		114,000
		122.42 Total Acres					Total Est. Land Value =	354,292

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.39	160	50	1,871
Wood Frame	20.05	1306	50	13,092
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements True Cash Value =				15,963

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

(11) Heating System: Wall/Floor Furnace
 Ground Area = 1034 SF Floor Area = 1034 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,034		
Total:				119,538	77,699

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 100 Feet	1	5,415	3,520

Porches

CCP (1 Story)	214	5,350	3,477

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	288	9,063	5,891

Class: C Exterior: Pole (Unfinished)

Door Opener	1	527	343
Base Cost	1536	36,326	23,612

Built-Ins

Appliance Allow.	1	1,897	1,233

Deck

w/Roof (Roof portion)	192	2,903	1,887

Totals:	186,590	121,283

Parcel Number: 009-015-026-00

Page: 2

Notes:

ECF (101 AGRICULTURE) 1.230 => TCV: 149,178

 2026 Est. T.C.V. 009-015-026-00 = 519,433

Est. TCV/Total Floor Area = 502.35

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
226,800	226,800	226,800	178,129	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	32,900	0	0	4,809	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
259,700	259,700	259,700	182,938	182,938	182,938	

009-015-026-50	2026 Est. T.C.V.	HILL SHARON K
Property Class: 101		8366 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 15 T22N R8W (16*2007) W 1/2 OF SE 1/4 ALSO SW 1/4 OF NE 1/4 ALSO PCL A AS
 SHOWN IN BOOK OF SURVEYS S-1 P 320-321. 130.1A.
 Split on 10/09/2007 from 009-015-026-00;

Split/Comb. on 10/09/2007 completed 10/09/2007 RAY ;
 Parent Parcel(s): 009-015-026-00;
 Child Parcel(s): 009-015-026-50;

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 121 - 400 Acres	89.10	Acres	3400	100				302,940
AGRICULTRU SURPLUS 2600/	23.00	Acres	2600	100				59,800
AGRICULTRU INFERIOR	18.00	Acres	1400	100		WETLANDS		25,200
	130.10	Total Acres				Total Est. Land Value =		387,940

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.66	640	0	0
D/W/P: 4in Concrete	6.11	160	0	0
Wood Frame	19.30	249	50	2,403
Wood Frame	19.55	219	50	2,140

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				5,493

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1982

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1537 SF Floor Area = 1537 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,537		
			Total:	182,718	118,768

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	642
3 Fixture Bath	1	3,128	2,033

Water/Sewer

1000 Gal Septic	1	4,109	2,671
Water Well, 50 Feet	1	3,344	2,174

Porches

CPP	127	2,118	1,377
CPP	110	1,872	1,217

Built-Ins

Appliance Allow.	1	1,607	1,045

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	1554	29,091	18,909

Totals:	228,975	148,836

Notes:

ECF (101 AGRICULTURE) 1.140 => TCV: 169,673

Parcel Number: 009-015-026-50

Page: 2

Ag. Bld 1 0, 4 Wall Utility Building Class:D,Pole Quality:Average
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	9.68	2048	19,825
Default Walls	6.70	2048	13,722

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Depr. Cost = 15,096
 ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 1 = 11,322

Total Estimated True Cash Value of Agricultural Buildings = 11,322

2026 Est. T.C.V. 009-015-026-50 = 574,428

Est. TCV/Total Floor Area = 373.73

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
259,700	259,700	259,700	166,288	2.70		
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	27,500	0	0	4,489	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
287,200	287,200	287,200	170,777	170,777	170,777	

009-015-027-00	2026 Est. T.C.V.	HILLS SANDRA NICCOLE
Property Class: 402		S JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 15 T22N R8W THAT PART OF NW 1/4 OF NE 1/4 LYING N OF JENNINGS RD & W OF A
 LINE COMM AT 1/4 COR COM TO SEC 10 & 15 TH S 0 DEG 11' 36" W 454.02 FT TO N R/W
 LINE OF JENNINGS RD TH N 84 DEG 23'55" E 422.15 FT TO POB TH N 0 DEG 08'23" W
 263.2 FT S 83 DEG 35'47" W 148.91 FT N 13 DEG 32'15" W 447.36 FT N 26 DEG 10'46"
 W 120.22 FT TO POE. APP. 3 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 - 2.99@	\$9000	3.00	Acres	9000	100			27,000
		3.00	Total Acres				Total Est. Land Value =	27,000

2026 Est. T.C.V. 009-015-027-00	=	27,000

Est. TCV/Total Floor Area = 17.57

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
13,500	13,500	13,500	4,501	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	121	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,500	13,500	13,500	4,622	4,622	0	

009-015-028-00	2026 Est. T.C.V.	GREENFIELD VICTORIA &
Property Class: 401		8442 W JENNINGS RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 15 T22N R8W BEG AT INTERSECTION OF N SEC LINE & MEANDER LINE ON W SIDE OF SAPPHIRE LAKE TH W ON SEC LINE 37.87 FT S 12 DEG 33' 25" E 167.68 FT S 3 DEG 25' 25" W 236.21 FT N 83 DEG 38' 45" E 189.89 FT N 3 DEG 40' 55" W 255.78 FT NW'LY ALONG MEANDER LINE TO POB EXC THAT PART LYING W'LY OF A LINE COMM AT 1/4 COR COM TO SEC 10 & 15 S 0 DEG 11' W 454.02 FT TO N R/W LINE JENNINGS RD TH N 84 DEG 23'55" E 482.07 FT N 0 DEG 08'12" W 264.04 FT N 36 DEG 49'23" W 73.38 FT N 17 DEG 42'28" W 74.35 FT N 10 DEG 44'20" E 121.33 FT TO POE. APP. 1 A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	130.00	335.08	0.7157	1.5269	1800	100		255,727
130 Actual Front Feet,	1.00	Total Acres			Total Est.		Land Value =	255,727

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.86	120	50	1,491
Wood Frame	24.86	120	50	1,491

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements				True Cash Value = 3,932

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

(11) Heating System: Space Heater

Ground Area = 496 SF Floor Area = 496 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	496		
			Total:	62,567	37,541

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Porches

CGEP (1 Story)	160	9,939	5,963

Garages

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

Base Cost	280	11,878	7,127

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 100 Feet	1	5,415	3,249

Built-Ins

Appliance Allow.	1	1,897	1,138

Deck

w/Roof (Roof portion)	64	1,108	665

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	95,289	57,174

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 97,195

2026 Est. T.C.V. 009-015-028-00

= 356,854

Parcel Number: 009-015-028-00

Page: 2

Est. TCV/Total Floor Area = 719.46

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
157,000	157,000	157,000	73,290	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	21,400	0	0	1,978	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
178,400	178,400	178,400	75,268	75,268	0	

009-015-029-00	2026 Est. T.C.V.	REISNER JOHN A & ELIZABETH A TRUST
Property Class: 401		8371 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 15 T22N R8W THAT PART OF NE 1/4 OF NE 1/4 LYING N OF RR R/W & S OF
JENNINGS RD. EXCEPT W 66 FT THEREOF. 6.99 Ac. M/L.
Exempt Split on 07/01/2008 into 009-015-029-99;

Exempt Split/Comb. on 07/01/2008 completed 07/01/2008 RAY ;
Parent Parcel(s): 009-015-029-00;
Child Parcel(s): 009-015-029-99; (Adjacent Owner)

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$9000		6.99 Acres	9000	100				62,910
		6.99 Total Acres					Total Est. Land Value =	62,910

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	230	50	800
Wood Frame	25.37	182	50	2,308
Wood Frame	35.03	64	50	1,121
Total Estimated Land Improvements				True Cash Value = 4,229

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C -5 Blt 1974

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1296 SF Floor Area = 1296 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,296		
			Total:	166,058	107,960

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 100 Feet	1	5,734	3,727

Porches

WSEP (1 Story)	200	10,706	6,959
WCP (1 Story)	40	2,880	1,872
WPP	30	1,656	1,076
WPP	64	2,551	1,658

Deck

Treated Wood	400	6,284	4,085

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	1020	24,572	15,972

Built-Ins

Appliance Allow.	1	2,713	1,763

Carports

Aluminum	1376	19,663	12,781

Totals:	253,406	164,736

Notes:

Parcel Number: 009-015-029-00

Page: 2

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 202,625

2026 Est. T.C.V. 009-015-029-00 = 269,764
 Est. TCV/Total Floor Area = 208.15, Most recent sale 11/03/2005 for 132,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
110,500	110,500	110,500	53,521	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	24,400	0	0	1,445	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
134,900	134,900	134,900	54,966	54,966	0	

009-015-029-99	2026 Est. T.C.V.	MOLITOR DON & BETTY
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 15 T22N R8W W 66 FT OF THAT PART OF NE 1/4 OF NE 1/4 LYING N OF RR R/W &
S OF JENNINGS RD. .10Ac. M/L
Exempt Split on 07/01/2008 from 009-015-029-00; (Adjacent Owner)

Exempt Split/Comb. on 07/01/2008 completed 07/01/2008 RAY ;
Parent Parcel(s): 009-015-029-00;
Child Parcel(s): 009-015-029-99; (Adjacent Owner)

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	66.00	66.00	1.0000	0.0000	110	100*		0
Residentia 1 - 2.99@\$9000		0.10 Acres			9000	100		900
* denotes lines that do not contribute to the total acreage calculation.								
66 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =								900

2026 Est. T.C.V.	009-015-029-99	=	900
Est. TCV/Total Floor Area =	0.69		
2025 Assessed	MBOR	S.E.V.	
500	500	500	
			Base for Cap
			IRM
			340
			2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	0	0	9
			0
2026 Assessed	MBOR	S.E.V.	
500	500	500	
			Capped
			->Taxable<-
			349
			349
			PRE/MBT
			349

009-015-030-00	2026 Est. T.C.V.	LUTKE JAYME & EMILEE
Property Class: 401		2002 S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2021-02298 COMMENCING AT THE NE CORNER OF SECTION 15, T22N, R8W; THENCE N89DEG25'00"W ALONG THE NORTH LINE OF SAID SECTION 15, 735.45 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING N89DEG25'00"W TO THE MEANDER CORNER OF SAPPHIRE LAKE; THENCE N89DEG25'00"W 39.31 FEET TO A POINT ON THE SHORE OF SAPPHIRE LAKE; THENCE S66DEG 12'52"W 42.10 FEET; THENCE S47DEG 14'42"E 259.95 FEET TO THE NORTH RIGHT OF WAY LINE OF JENNINGS ROAD; THENCE N58DEG41'55"E 124.86 FEET; THENCE N63DEG46'15"E 154.36 FEET; THENCE N72DEG31'55"E 181.52 FEET TO THE POINT OF BEGINNING

AND PIN 009-010-010-99

COMMENCING AT THE MEANDER POST AT THE SW CORNER OF GOVERNMENT LOT I OF SECTION 10, T22N, R8W; THENCE N89DEG25'00"W 39.31 FEET; THENCE N66DEG 10'26"E 29 FEET; THENCE SOUTHEASTERLY TO THE POINT OF BEGINNING.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	29.00	1810.59	1.2100	1.8729	1800	100		118,299
		1.21	Total Acres		Total Est.		Land Value =	118,299

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	30.37	288	50	4,373
		Total Estimated Land Improvements	True Cash Value =	4,373

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 2023

(11) Heating System: Warm & Cool Air

Ground Area = 900 SF Floor Area = 900 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	900		
			Total:	76,310	70,206

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	150	1,848	1,700

Plumbing

Average Fixture(s)	1	1,293	1,190
3 Fixture Bath	1	3,780	3,478

Porches

WPP	40	2,331	2,145

Deck

Treated Wood	240	4,776	4,394

Built-Ins

Appliance Allow.	1	3,899	3,587

Totals:	94,237	86,700

Notes:

ECF (4087 SAPPHIRE LAKE) 1.100 => TCV: 95,370

2026 Est. T.C.V. 009-015-030-00 = 218,042

Est. TCV/Total Floor Area = 242.27, Most recent sale 06/30/2021 for 83,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
88,100	88,100	88,100	66,254	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	20,900	0	0	1,788	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
109,000	109,000	109,000	68,042	68,042	0	

009-015-031-00	2026 Est. T.C.V.	THOMAS ROGER L & CHARLENE
Property Class: 401		2210 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 15 T22N R8W (1*2005)
 BEG S 0 DEG 05'56"W 1080.35 FT FROM NE COR OR NE/4, TH S 0 DEG 05'56"W 203.99 FT
 N 89 DEG 09'23"W 190.98 FT, N 0 DEG 05'56"E 203.99 FT, S 89 DEG 09'23"E 190.98
 FT TO POB. .89A

05 Split 1.7 Ac to 031-40 for 06 inc. pc grg.
 05 Split 1.7 Ac to 031-70 for 06

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	203.99	190.98	0.9951	0.8313	110	100		18,560
204 Actual Front Feet,	0.89	Total Acres			Total Est.		Land Value =	18,560

Cost Est. for Res. Bldg: 1 Duplex 1S Cls CD Blt 1974
 Exterior Units: 2 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1020 SF Floor Area = 1020 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,020		
			Total:	226,866	73,731

Other Additions/Adjustments

Plumbing

Average Fixture(s)	2	2,371	1,541
3 Fixture Bath	1	3,721	2,419

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 50 Feet	1	3,344	2,174

Porches

CGEP (1 Story)	48	4,326	2,812
CGEP (1 Story)	48	4,326	2,812

Deck

Treated Wood	100	2,400	1,560

Garages

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

Base Cost	480	18,926	12,302
Common Wall: 2 Wall	1	-4,835	-3,143
Door Opener	2	935	608

Built-Ins

Appliance Allow.	1	1,897	1,233

Totals: 310,460 201,800

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 199,782

2026 Est. T.C.V. 009-015-031-00 = 218,342

Est. TCV/Total Floor Area = 107.03

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
73,700	73,700	73,700	34,324	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	35,500	0	926	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
109,200	109,200	109,200	35,250	35,250	0

009-015-031-40	2026 Est. T.C.V.	THOMAS ROGER L & CHARLENE &
Property Class: 401		2184 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 15 T22N R8W (0*2005)
 BEG S 0 DEG 05'56" W 920.29 FT FROM NE COR OF NE/4, TH S 0 DEG 05'56"W 160.06 FT
 N 89 DEG 09'23"W 463.04 FT, S 0 DEG 05'56"E 160.06 FT, S 89 DEG 09'23"E 463.04
 FT TO POB 1.7 A

05 Split 1.7 Ac from 031-00 for 06

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	160.06	463.04	1.0573	1.0373	110	100		19,309
160 Actual Front Feet, 1.70 Total Acres							Total Est. Land Value =	19,309

Land Improvement Cost Estimates

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

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

(11) Heating System: Forced Heat & Cool
 Ground Area = 936 SF Floor Area = 936 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	936		
			Total:	134,237	80,543

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853
3 Fixture Bath	1	4,478	2,687

Water/Sewer

1000 Gal Septic	1	4,689	2,813
Water Well, 100 Feet	1	5,734	3,440

Porches

WGEP (1 Story)	144	12,898	7,739
WGEP (1 Story)	120	11,562	6,937

Garages

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

Base Cost	624	25,272	15,163
Common Wall: 1/2 Wall	1	-1,294	-776

Built-Ins

Appliance Allow.	1	2,713	1,628

Totals: 201,711 121,027

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 148,863

2026 Est. T.C.V. 009-015-031-40 = 169,122

Est. TCV/Total Floor Area = 180.69, Most recent sale 03/22/2007 for 1

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
72,500	72,500	72,500	43,359	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,100	0	1,170	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

84,600

84,600

84,600

44,529

44,529

0

009-015-031-70	2026 Est. T.C.V.	THOMAS LLOYD J
Property Class: 401		2220 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 15 T22 R8W (0*2005)
 BEG S 0 DEG 05'56"W 1284.34 FT FROM NE COR OF NE/4, TH S 0 DEG 05'56"W 40 FT. N
 89 DEG 09'23"W 463.04 FT, N 0 DEG 05'56"E 243.99 FT, S 89 DEG 09'23"E 272.06 FT,
 S 0 DEG 05'56"W 203.99 FT, S 89 DEG 09'23"E 190.98 FT TO POB. 1.7A

05 Split 1.7 Ac from 031-00 for 06

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	204.00	363.00	0.9951	0.9760	110	100		21,794
204 Actual Front Feet, 1.70 Total Acres								Total Est. Land Value = 21,794

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wire Mesh, #9	3.73	460	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1800 SF Floor Area = 1800 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Crawl Space	1,800		
Total:				212,769	138,300

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770
3 Fixture Bath	1	3,721	2,419

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 100 Feet	1	5,415	3,520

Garages

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

Base Cost	648	27,462	17,850
Common Wall: 1 Wall	1	-3,226	-2,097
Door Opener	2	935	608

Built-Ins

Appliance Allow.	1	1,897	1,233

Totals: 254,544 165,454

Notes: POST WW2 HOME

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 203,508

2026 Est. T.C.V. 009-015-031-70 = 226,252

Est. TCV/Total Floor Area = 125.70

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
95,700	95,700	95,700	48,362	2.70		
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	17,400	0	0	1,305	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
113,100	113,100	113,100	49,667	49,667	49,667	

009-015-033-00	2026 Est. T.C.V.	ATKINS SHAWN & TAMARA
Property Class: 401		8399 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 15 T22N R8W PCL B AS SHOWN IN BOOK OF SURVEY'S S-1 PGS 320-321 MISS CO REC
BEING A PART OF NW 1/4 OF NE 1/4 EXC JENNINGS RD LIBER 261 PG 846. 8.2A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	405.00	881.96	0.8383	1.2186	110	100		45,508
405 Actual Front Feet, 8.20 Total Acres							Total Est. Land Value =	45,508

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	2340	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 2003

(11) Heating System: Forced Heat & Cool
Ground Area = 1260 SF Floor Area = 2198 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,260		
1 Story	Siding	Overhang	308		
			Total:	303,579	273,234

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,280
3 Fixture Bath	1	4,478	4,030

Water/Sewer

1000 Gal Septic	1	4,689	4,220
Water Well, 100 Feet	1	5,734	5,161

Porches

CCP (1 Story)	288	7,488	6,739

Deck

Treated Wood	56	1,813	1,632
Treated Wood	100	2,461	2,215

Garages

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

Base Cost	676	32,326	29,093
Common Wall: 1 Wall	1	-2,589	-2,330
Door Opener	2	1,054	949

Class: C Exterior: Pole (Unfinished)

Base Cost	1536	36,326	32,693

Class: C Exterior: Pole (Unfinished)

Base Cost	3120	73,788	66,409

Built-Ins

Appliance Allow.	1	2,713	2,442

Fireplaces

Prefab 2 Story	1	3,109	2,798

Totals:	478,391	430,565

Notes:

Parcel Number: 009-015-033-00

Page: 2

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 529,595

2026 Est. T.C.V. 009-015-033-00 = 577,528
 Est. TCV/Total Floor Area = 262.75, Most recent sale 01/29/2007 for 230,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
248,900	248,900	248,900	167,091	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	39,900	0	4,511	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
288,800	288,800	288,800	171,602	171,602	171,602

009-015-034-00	2026 Est. T.C.V.	GRAY JEFFREY L & TERESA A
Property Class: 401		8283 W JENNINGS RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 15 T22N R8W (2*1998) N 1/2 OF E 1/2 OF PCL C RECORDED IN LIBER S-1 PP
320-321. 2.05A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	192.00	465.09	1.0103	1.0384	110	100		22,156
192 Actual Front Feet, 2.05 Total Acres							Total Est. Land Value =	22,156

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	300	99	1,830
Total Estimated Land Improvements				1,830

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 2003

(11) Heating System: Forced Air w/ Ducts
Ground Area = 768 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	768		
			Total:	127,864	108,685

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	1,007
3 Fixture Bath	1	3,721	3,163

Water/Sewer

1000 Gal Septic	1	4,386	3,728
Water Well, 100 Feet	1	5,415	4,603

Deck

Treated Wood	128	2,912	2,475
Treated Wood	112	2,630	2,235

Garages

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

Base Cost	672	23,910	20,323
Door Opener	2	935	795

Built-Ins

Appliance Allow.	1	1,897	1,612

Totals: 174,855 148,626

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 182,810

2026 Est. T.C.V. 009-015-034-00 = 206,796

Est. TCV/Total Floor Area = 215.41

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
88,500	88,500	88,500	56,045	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,900	0	0	1,513	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
103,400	103,400	103,400	57,558	57,558	0	

009-015-034-25	2026 Est. T.C.V.	WRIGHT SCOTT D ETAL
Property Class: 401		8305 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 15 T22N R8W (0*1998) S 1/2 OF E 1/2 OF PCL C RECORDED IN LIBER S-1 PP
320-321. 2.05A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 -	2.99@	\$9000	2.05 Acres		9000	100		18,450
			2.05 Total Acres				Total Est. Land Value =	18,450

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
TRAVEL TRAILER	1.00	10000	95	9,500
Total Estimated Land Improvements True Cash Value =				9,500

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

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
	Average Fixture(s)		1	1,185	1,066
Water/Sewer					
	1000 Gal Septic		1	4,386	3,947
	Water Well, 100 Feet		1	5,415	4,873
Garages					
Class: CD Exterior: Pole (Unfinished)					
	Base Cost		576	14,314	12,883
Built-Ins					
	Appliance Allow.		1	1,897	1,707
Unit-in-Place Cost Items					
	ROOF STRUCTURE		350	354	319
Totals:				27,551	24,795

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 30,498

2026 Est. T.C.V.	009-015-034-25	=	58,448
Est. TCV/Total Floor Area =	0.00, Most recent sale 08/01/1998 for		4,795
2025 Assessed	MBOR	S.E.V.	Base for Cap
28,000	28,000	28,000	17,634
			2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	1,200	0	476
2026 Assessed	MBOR	S.E.V.	Capped
29,200	29,200	29,200	18,110
			18,110
			PRE/MBT
			0

009-015-034-50 2026 Est. T.C.V. ROSS VICTOR D
 Property Class: 401 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

2011 ROLL SPLIT - OFF 2.10 AC MOL 10/22/2010 2010-4668 - 2011 ROLL SPLIT - 2.10
 ACRES OFF 009-015-034-50 - CHILD PARCEL 009-015-035-60

SEC 15 T22N R8W W 1/2 OF PCL C RECORDED IN LIBER S-1 PP 320-321 EXC BEG N 89 DEG
 09'23"W 1514.05 FT FROM SE COR OF NE 1/4 OF NE 1/4, TH N89 DEG 09'23"W 194.72 FT
 N 0 DEG 03'30"E 469.89 FT, S 89 DEG 09'47"E 194.72 FT, S 0 DEG 03'30"W 469.91
 FT TO POB. 2A.2011 PARCEL 009-015-034-50 SPLIT ON 02/23/2011

FORMERLY

SEC 15 T22N R8W W 1/2 OF PCL C RECORDED IN LIBER S-1 PP 320-321. 4.1A.
 SPLIT ON 02/19/2011 INTO 009-015-034-60;

Split/Comb. on 02/19/2011 completed 02/19/2011 Polly TAXPAYER REQUEST;
 Parent Parcel(s): 009-015-034-50;
 Child Parcel(s): 009-015-034-60;

PARCEL # 2: 57-009-033-006-79

RANCH HOUSE ON CRAWL SPACE.

THE EAST 300 FT. OF THE WEST 690 FT. EXCEPT THE EAST 170 FT. THEREOF, OF THE SW
 X OF THE NE X LYING SOUTH OF HWY. M-55 AND EXCEPT THE SOUTH 250 FT. THEREOF. SEC
 33 T22N R8W, .67 ACRES + OR -.

PARCEL # 3: 57-009-033-006-70

BACK PARCEL WITH 2 DUPLEXES.

THE SOUTH 250 FT. OF THE EAST 300 FT. OF THE WEST 690 FT. OF THE SW X OF THE NE
 X LYING SOUTH OF HWY M-55 SEC 33 T22N R8W. 1.72 ACRES +OR-.

PARCELS #1 AND #2 ARE OWNED BY JIM AND PAT SPRAGG.

PARCEL # 3 IS OWNED BY THE HICKS.

2011 ROLL SPLIT - 2.10 ACRES OFF 009-015-034-50 - CHILD PARCEL 009-015-035-60

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	195.80	444.94	1.0053	1.0270	110	100		22,237
196 Actual Front Feet, 2.00 Total Acres							Total Est. Land Value =	22,237

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

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

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

Garages

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

Base Cost	728	28,188	25,369

Totals:	28,188	25,369

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 31,204

2026 Est. T.C.V. 009-015-034-50 = 53,441

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
23,400	23,400	23,400	13,176	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,300	0	0	355	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,700	26,700	26,700	13,531	13,531	0	

WRIGHT DENNIS J &
W JENNINGS RD
LAKE CITY, MI 49651

2026 Est. T.C.V. 009-015-034-60	=	56,318
Est. TCv/Total Floor Area = 0.00, Most recent sale 10/22/2010 for 5,000		
2025 Assessed	MBOR	S.E.V. Base for Cap IRM

Parcel Number: 009-015-034-60

Page: 2

	24,500	24,500	24,500	11,920	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,700	0	0	321	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	28,200	28,200	28,200	12,241	12,241	0

009-015-035-00	2026 Est. T.C.V.	MOLITOR DON & BETTY
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 15 T22N R8W (3*2003) PCL D AS SHOWN IN BOOK OF SURVEYS S-1 PP 355 & 356 EXC
 BEG AT NE COR, TH S 0 DEG 05'56"E 328.56 FT, N 89 DEG 09'23" W 463.04 FT, N 0
 DEG 05'56"E TO N LINE PCL D, E'LY ALONG N LINE TO POB. 20.3A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$5000	20.30	Acres	5000	100		101,500
			20.30	Total Acres			Total Est. Land Value =	101,500

2026 Est. T.C.V. 009-015-035-00	=	101,500

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
37,600	37,600	37,600	12,523	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	13,200	0	338	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,800	50,800	50,800	12,861	12,861	12,861	

009-015-035-90	2026 Est. T.C.V.	STEPHAN EDWARD D & MARY A
Property Class: 401		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 15 T22N R8W (0*2003) BEG AT NE COR OF PCL D AS SHOWN IN BOOK OF SURVEYS S-1
PP 355 & 356, TH S 0 DEG 05'56"W 328.56 FT, N 89 DEG 09'23"W 463.04 FT, N 0 DEG
05'56"E TO N LINE PCLD, E'LY ALONG N LINE TO POB. 3.3A.

03 SPLIT FROM 035-00 FOR 04

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	328.56	437.51	0.8833	1.0227	110	100		32,647
329 Actual Front Feet, 3.30 Total Acres							Total Est. Land Value =	32,647

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

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

Building Areas

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

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	2400	44,928	38,189

Totals:	44,928	38,189

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 46,972

2026 Est. T.C.V. 009-015-035-90 = 79,619

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
34,500	34,500	34,500	21,061	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,300	0	568	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
39,800	39,800	39,800	21,629	21,629	0	

009-015-036-00	2026 Est. T.C.V.	ROOT RENTALS LLC
Property Class: 401		2150 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 15 T22N R8W N 300 FT OF PCL E AS SHOWN IN BOOK OF SURVEYS S-1 PGS 355-356
MISS CO REC BEING A PART OF NE 1/4 OF NE 1/4. 3.1887 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	300.00	463.19	0.9036	1.0373	110	100		30,933
300 Actual Front Feet,	3.19	Total Acres			Total Est.	Land Value =		30,933

Land Improvement Cost Estimates

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

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1416 SF Floor Area = 1416 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,416		
			Total:	150,952	90,572

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593
3 Fixture Bath	1	3,128	1,877

Water/Sewer

1000 Gal Septic	2	8,219	4,931
Water Well, 100 Feet	1	5,150	3,090

Porches

CCP (1 Story)	80	2,045	1,227

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	528	17,561	10,537
Class: D Exterior: Pole (Unfinished)			
Base Cost	1200	22,464	13,478
Class: D Exterior: Pole (Unfinished)			
Base Cost	1800	33,696	20,218

Built-Ins

Appliance Allow.	1	1,607	964

Fireplaces

Exterior 1 Story	1	4,873	2,924

Breezeways

Frame Wall	288	14,962	8,977

Totals: 265,645 159,388

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 196,047

Cost Est. for Res. Bldg: 2 Mobile Home HUD Cls Low Blt 1998

(11) Heating System: Forced Warm Air

Parcel Number: 009-015-036-00

Page: 2

Ground Area = 924 SF Floor Area = 924 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	924		
Total:				47,751	16,713

Other Additions/Adjustments

Plumbing

3 Fixture Bath	1	2,285	800

Water/Sewer

1000 Gal Septic	1	4,109	1,438

Deck

Treated Wood	15	645	226

Totals:	54,790	19,177

Notes: 2172 S DICKERSON RD

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 18,026

2026 Est. T.C.V. 009-015-036-00 = 245,956

Est. TCV/Total Floor Area = 105.11, Most recent sale 11/18/2024 for 160,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
105,700	105,700	105,700	105,700	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	17,300	0	0	2,853	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
123,000	123,000	123,000	108,553	108,553	0	

009-015-037-00	2026 Est. T.C.V.	HOITENGA DONALD & DIANE
Property Class: 401		8300 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 15 T22N R8W COMM AT INT OF E 1/8 LINE SEC 15 & N R/W LINE OF CO RD IN NE
1/4 N 18 DEG 24' W 267.13 FT TO PT ON SH OF LAKE SAPPHIRE & 70 FT W OF SD 1/8
LINE TH S 69 DEG 20' W 143.3 FT TH S 3 DEG 12' 30" E 200 FT TO PT ON N R/W LINE
OF SD CO RD TH NE'LY ALONG N R/W LINE TO POB. 1.1909 A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	143.30	361.73	0.6918	1.5683	1800	100		279,839
143 Actual Front Feet, 1.19 Total Acres								Total Est. Land Value = 279,839

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	97	4,850
Total Estimated Land Improvements True Cash Value =				4,850

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 2003

(11) Heating System: Forced Heat & Cool
Ground Area = 1876 SF Floor Area = 1876 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,876		
			Total:	310,318	260,680

Other Additions/Adjustments

Recreation Room	1200	22,764	19,122
Basement, Outside Entrance, Below Grade	1	2,727	2,291

Plumbing

Average Fixture(s)	1	1,422	1,194
3 Fixture Bath	1	4,478	3,762

Porches

WGEP (2 Story)	196	25,225	21,189
CCP (1 Story)	96	2,851	2,395

Deck

Treated Wood	601	8,210	6,896

Garages

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

Base Cost	644	31,189	26,199
Common Wall: 1 Wall	1	-2,589	-2,175
Door Opener	2	1,054	885

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

Door Opener	2	1,054	885
Base Cost	1672	70,910	59,564

Water/Sewer

Public Sewer	1	1,465	1,231
Water Well, 100 Feet	1	5,734	4,817

Built-Ins

Appliance Allow.	1	2,713	2,279

Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	144	577	537	*93% Good

Parcel Number: 009-015-037-00

Page: 2

Local Cost Items

SANITARY SEWER

1

0

0

*94% Good

Totals:

490,102

411,751

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:

699,977

2026 Est. T.C.V. 009-015-037-00

= 984,666

Est. TCV/Total Floor Area = 524.88, Most recent sale 06/01/1999 for 120,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
423,300	423,300	423,300	224,601	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	69,000	0	6,064	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
492,300	492,300	492,300	230,665	230,665	230,665	

009-015-038-00	2026 Est. T.C.V.	SANDAGE KATHERINE M
Property Class: 401		8370 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 15 T22N R8W THE E 100 FT OF THE W 200 FT OF THE W 500 FT; OF A PAR OF LAND DESC AS FOLLOWS, COM WHERE TH E 1/8 LINE OF SEC 15-22-8 INTER, WITH THE COUNTY H/W AS NOW ESTB ON THE NE 1/4 OF SEC 15, TH WzLY ALONG CENTERLINE OF SAID H/W 694 FT, TH DUE N TO SHORE OF SAPPHIRE LAKE, TH SEzLY ALONG THE SHORE OF LAKE 700 FT, MORE OR LESS, TO A PT LOCATED 70FT, DUE W OF SAID E 1/8 LINE OF SAID SEC 15, TH ON A STRAIGHT LINE TO PT OF BEG, ALL LOCATED IN NW 1/4 OF NE 1/4. .6A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	100.00	261.36	0.7846	1.3997	1800	100		197,672
100 Actual Front Feet, 0.60 Total Acres							Total Est. Land Value =	197,672

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	1200	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1596 SF Floor Area = 1596 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,596		
			Total:	210,563	136,866
Other Additions/Adjustments					
	Recreation Room		792	14,399	9,359
Exterior	Stone Veneer		72	2,372	1,542
	Basement, Outside Entrance, Below Grade		1	2,293	1,490
Plumbing					
	Average Fixture(s)		1	1,185	770
	2 Fixture Bath		1	2,502	1,626
Porches					
	CCP (1 Story)		112	3,006	1,954
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
	Base Cost		528	20,217	13,141
	Common Wall: 1 Wall		1	-2,421	-1,574
Water/Sewer					
	Public Sewer		1	1,300	845
	Water Well, 100 Feet		1	5,415	3,520
Built-Ins					
	Appliance Allow.		1	1,897	1,233
Fireplaces					
	Interior 1 Story		1	4,610	2,996
Deck					
	Treated Wood		708	8,800	5,720

Parcel Number: 009-015-038-00

Page: 2

Local Cost Items

SANITARY SEWER

1

0

0

*94% Good

Totals:

276,138

179,488

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:

305,130

2026 Est. T.C.V. 009-015-038-00

=

505,177

Est. TCV/Total Floor Area = 316.53, Most recent sale 09/25/1998 for 0

2025 Assessed MBOR S.E.V. Base for Cap IRM

217,200

217,200

217,200

96,751

2.70

2026 New Eq. Adjustment Loss

0

35,400

0

Additions

0

Tax Adjustment

2,612

Losses

0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

252,600

252,600

252,600

99,363

99,363

99,363

009-015-039-00	2026 Est. T.C.V.	KEBERLY PAUL W & CAROL A TRUST
Property Class: 401		8280 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 15 T22N R8W COMM AT NE COR N 89 DEG 25' 00" W ALG N LINE SEC 1265.95 FT TO MEANDER COR ON SH OF LAKE S 80 DEG 39' 45" W 65 FT S 66 DEG 12' 52" W 14.96 FT TO POB S 66 DEG 12' 52" W 60 FT S 15 DEG 27' 00" E 248.29 FT N 66 DEG 29' 35" E 139.66 FT N 58 DEG 41' 55" E 60.34 FT N 47 DEG 14' 42" W 259.95 FT TO POB. .7 A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	60.00	508.20	0.9382	1.7665	1800	100		178,987
60 Actual Front Feet, 0.70 Total Acres								Total Est. Land Value = 178,987

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	192	50	631
Wood Frame	32.26	80	50	1,290
Total Estimated Land Improvements True Cash Value =				1,921

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1976

(11) Heating System: Electric Baseboard
 Ground Area = 1056 SF Floor Area = 1320 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,056		
Total:				188,443	169,598

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	2,454	
Plumbing				
Average Fixture(s)	1	1,422	1,280	
Porches				
WCP (1 Story)	42	2,967	2,670	
WPP	292	5,364	4,828	
Balcony				
Wood Balcony	64	2,796	2,516	
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Door Opener	2	1,054	949	
Base Cost	1024	35,666	32,099	
Water/Sewer				
Public Sewer	1	1,465	1,318	
Water Well, 50 Feet	1	3,344	3,010	
Built-Ins				
Appliance Allow.	1	2,713	2,442	
Fireplaces				
Exterior 1 Story	1	6,387	5,748	
Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Totals:		254,348	228,912	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 389,151

Parcel Number: 009-015-039-00

Page: 2

2026 Est. T.C.V. 009-015-039-00 = 570,059
 Est. TCV/Total Floor Area = 431.86, Most recent sale 04/01/1999 for 121,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
243,300	243,300	243,300	147,609	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	41,700	0	0	3,985	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
285,000	285,000	285,000	151,594	151,594	0

009-015-040-00	2026 Est. T.C.V.	BULMAN NICHOLAS B & ASHTON
Property Class: 401		8390 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 15 T22N R8W THE E 50 FT; OF THE W 100 FT; OF TH W 200 FT; TO TH W 500 FT;
OF A PARC OF LAND DESCRIBED AS FOLLOWS: COM WHERE THE E 1/8 LINE OF SEC 15-22-8
INTERSECTS WIITH THE COUNTY ROAD AS NOW ESTAB ON THE NE 1/4 OF SEC 15 TH W'LY
ALONG CENTER LINE OF SAID H/W 694 FT; TH DUE N TO THE SHORE LINE OF SAPPHIRE
LAKE; TH E'LY ALONG SHORE OF SAID LAKE 700 FT MORE OR LESS TO A PT LOCATED 70 FT
DUE W OF SAID 1/8 LINE OF SAID SEC 15, TH ON A STRAIGHT LINE TO POB, ALL LOCATED
IN SEC15, NW1/4 OF NE1/4. .2273A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	180.00	1.0000	1.2284	1800	100		110,557
50 Actual Front Feet,	0.21	Total Acres			Total Est.		Land Value =	110,557

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	46.97	113	0	0
D/W/P: 4in Ren. Conc.	8.17	2495	50	10,192
Total Estimated Land Improvements				True Cash Value = 10,192

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1964

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1240 SF Floor Area = 1240 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,240		
			Total:	211,655	137,565

Other Additions/Adjustments

Recreation Room	1200	22,764	14,797
Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	2	8,956	5,821

Porches

WPP	72	2,713	1,763
Foundation: Basement	72	1,817	1,181
WCP (1 Story)	88	4,731	3,075
WPP	360	6,422	4,174

Deck

Treated Wood	192	3,882	2,523
Treated Wood	150	3,300	2,145

Garages

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

Base Cost	768	29,207	18,985
Storage Over Garage	192	2,542	1,652
Door Opener	2	1,054	685

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Parcel Number: 009-015-040-00

Page: 2

Prefab 2 Story	1	3,109	2,021	
Local Cost Items				
SANITARY SEWER	1	0	0	*93% Good
Totals:		316,213	205,526	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 349,394

2026 Est. T.C.V. 009-015-040-00	=	470,143
Est. TCV/Total Floor Area = 379.15, Most recent sale 06/17/2024 for 490,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
200,100 200,100 200,100 200,100 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
2,200 35,100 2,300 2,200 5,340 2,300		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
235,100 235,100 235,100 205,340 205,340 0		

009-015-041-00	2026 Est. T.C.V.	LISKE STAHL & LAUREN
Property Class: 401		8400 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 15 T22N R8W W 50 FT OF COMM WHERE E 1/8 LINE INTER CO HWY ON NE 1/4 SEC 15 TH W'LY ALG CTR LINE OF HWY 694 FT N TO SHORE SAPPHIRE LAKE E'LY ALG SH 700 FT TO PT 70 FT DUE W OF E 1/8 LINE TH ON STRAIGHT LINE TO POB. .2273 A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	180.00	1.0000	1.2284	1800	100		110,557
50 Actual Front Feet,	0.21	Total Acres			Total Est. Land Value =			110,557

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	16.52	24	50	198
Total Estimated Land Improvements				True Cash Value = 198

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

(11) Heating System: Electric Baseboard

Ground Area = 520 SF Floor Area = 520 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	520		
			Total:	68,522	41,112

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Porches

WPP	96	2,687	1,612

Deck

Treated Wood	157	3,328	1,997
Treated Wood	49	1,639	983
Treated Wood	120	2,776	1,666

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	768	17,610	10,566

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals: 104,288 62,571

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 106,371

2026 Est. T.C.V. 009-015-041-00 = 217,126

Est. TCV/Total Floor Area = 417.55, Most recent sale 06/28/2021 for 249,999

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
94,500	94,500	94,500	72,178	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	14,100	0	0	1,948	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

108,600

108,600

108,600

74,126

74,126

0

009-015-043-00	2026 Est. T.C.V.	DOWN PAUL A & DAO NOI
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 15 T22N R8W (TRACT*1997) THAT PART OF NE 1/4 OF NW 1/4 LYING N OF JENNINGS
ROAD EXC W 400 FT THOF & EXC E 200 FT THOF. 9.5477A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600			9.55 Acres		5600	100		53,480
		9.55 Total Acres					Total Est. Land Value =	53,480

Land Improvement Cost Estimates

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

2026 Est. T.C.V. 009-015-043-00 = 58,230

Est. TCV/Total Floor Area = 111.98

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
26,300	26,300	26,300	10,776	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	290	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
29,100	29,100	29,100	11,066	11,066	0

009-015-043-60
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

PARSONS CHARLES R & SUSAN E
8670 W JENNINGS RD
LAKE CITY, MI 49651

SEC 15 T22N R8W W 400 FT OF THAT PART OF NE 1/4 OF NW 1/4 LYING N OF JENNINGS
ROAD & THAT PART OF W 1/2 OF NW 1/4 LYING N OF JENNINGS ROAD EXC W 930 FT THOF.
9.9492A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600			9.95 Acres		5600	100		55,720
			9.95 Total Acres				Total Est. Land Value =	55,720

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1434	50	4,718
D/W/P: 3.5 Concrete	6.58	540	50	1,776
Wood Frame	24.96	192	50	2,396
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				9,860

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1981

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1978 SF Floor Area = 1978 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	858		
1 Story	Siding	Basement	1,120		
Total:				275,976	195,943

Other Additions/Adjustments

Exterior			
Brick Veneer	156	2,583	1,834

Plumbing

Average Fixture(s)	1	1,422	1,010
3 Fixture Bath	1	4,478	3,179
2 Fixture Bath	1	2,996	2,127

Porches

WGEP (1 Story)	240	18,180	12,908
CCP (1 Story)	80	2,428	1,724
CCP (1 Story)	36	1,218	865

Deck

Treated Wood	144	3,217	2,284

Garages

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

Base Cost	483	21,233	15,075
Common Wall: 1 Wall	1	-2,589	-1,838

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

Base Cost	768	26,258	25,470	*97% Good

Water/Sewer

Public Sewer	1	1,465	1,040
Water Well, 50 Feet	1	3,344	2,374

Built-Ins

Appliance Allow.	1	2,713	1,926

Fireplaces

Parcel Number: 009-015-043-60

Page: 2

Interior 1 Story	1	5,235	3,717	
Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Totals:		370,157	269,638	

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 331,655

2026 Est. T.C.V. 009-015-043-60					=	397,235
Est. TCV/Total Floor Area = 200.83						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
171,400	171,400	171,400	96,063	2.70		
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	27,200	0	0	2,593	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
198,600	198,600	198,600	98,656	98,656	98,656	

009-015-043-90	2026 Est. T.C.V.	DOWN PAUL A & DAO NOI
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 15 T22N R8W (0*1997) THE E'LY 200 FT OF NE 1/4 OF NW 1/4 LYING N'LY OF
JENNINGS ROAD EXC E'LY 100 FT THOF. 1.14A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	100.00	475.50	1.1892	1.0442	110	100		13,659
100 Actual Front Feet,	1.09	Total Acres			Total Est.		Land Value =	13,659

2026 Est. T.C.V. 009-015-043-90 = 13,659

Est. TCV/Total Floor Area = 6.91

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,600	5,600	5,600	2,934	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,200	0	79	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,800	6,800	6,800	3,013	3,013	0	

009-015-043-95	2026 Est. T.C.V.	DICKERSON ERIC A & MARIANNE
Property Class: 401		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 15 T22N R8W (0*1997) THE E'LY 100 FT OF THAT PART OF NE 1/4 OF NW 1/4 LYING N'LY OF JENNINGS ROAD. 1.06A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	100.00	461.74	1.1892	1.0365	110	100		13,559
100 Actual Front Feet, 1.06 Total Acres							Total Est. Land Value =	13,559

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Water/Sewer					
	Public Sewer		1	1,465	1,172
Deck					
	w/Roof (Roof portion)		576	8,588	6,870
Garages					
Class: C Exterior: Pole (Finished)					
	Base Cost		1632	50,967	40,774
Local Cost Items					
	SANITARY SEWER		1	0	0 *92% Good
Totals:				61,020	48,816

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 60,044

2026 Est. T.C.V. 009-015-043-95	=	73,603
Est. TCV/Total Floor Area = 0.00		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
32,500 32,500 32,500	18,411	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 4,300 0	0	497 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
36,800 36,800 36,800	18,908	18,908 18,908

009-016-001-00	2026 Est. T.C.V.	PITZ AMY
Property Class: 401		9231 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 16 T22N R8W W 200 FT OF NE 1/4 OF NE 1/4 N OF RR R/W. 2.4242 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	200.67	498.10	0.9992	1.0564	110	100		23,298
201 Actual Front Feet,	2.30	Total Acres			Total Est.	Land Value =		23,298

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	24	50	74
Wood Frame	26.22	96	50	1,258
Total Estimated Land Improvements		True	Cash Value =	1,332

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1008 SF Floor Area = 1028 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,008		
1 Story	Siding	Overhang	20		
		Total:		144,438	93,884

Other Additions/Adjustments

Recreation Room	504	9,163	5,956
Basement, Outside Entrance, Below Grade	1	2,293	1,490

Plumbing

Average Fixture(s)	1	1,185	770
3 Fixture Bath	1	3,721	2,419

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 50 Feet	1	3,344	2,174

Porches

CPP	34	908	590
CPP	16	414	269

Deck

Treated Wood	162	3,399	2,209

Built-Ins

Appliance Allow.	1	1,897	1,233

Totals: 175,148 113,845

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 140,029

2026 Est. T.C.V. 009-016-001-00 = 164,659

Est. TCV/Total Floor Area = 160.17, Most recent sale 07/23/2009 for 62,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
69,400	69,400	69,400	39,695	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	12,900	0	0	1,071	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
82,300	82,300	82,300	40,766	40,766	40,766

009-016-002-00	2026 Est. T.C.V.	DAHLQUIST BRENT
Property Class: 401		9119 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 16 T22N R8W W 1/2 OF NE 1/4 OF NE 1/4 N OF RR R/W EXC W 469 FT THEREOF EXC
JENNINGS RD LIBER 261 PG 852. 2.4598A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	193.87	519.30	1.0078	1.0674	110	100		22,941
194 Actual Front Feet, 2.31 Total Acres							Total Est. Land Value =	22,941

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	162	46	459
Total Estimated Land Improvements				459

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 816 SF Floor Area = 816 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	816		
			Total:	119,745	71,847

Other Additions/Adjustments

Recreation Room	754	13,708	6,854
Basement, Outside Entrance, Below Grade	1	2,293	1,376

Plumbing

Average Fixture(s)	1	1,185	711
2 Fixture Bath	1	2,502	1,501

Water/Sewer

1000 Gal Septic	1	4,386	2,632
Water Well, 50 Feet	1	3,344	2,006

Porches

WGEP (1 Story)	48	5,790	3,474
WGEP (2 Story)	78	12,602	7,561

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 576 19,077 11,446

Built-Ins

Appliance Allow.	1	1,897	1,138

Totals: 186,529 110,546

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 135,972

2026 Est. T.C.V. 009-016-002-00 = 159,372

Est. TCV/Total Floor Area = 195.31, Most recent sale 08/01/2002 for 75,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
67,500	67,500	67,500	41,468	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	12,200	0	0	1,119	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
79,700	79,700	79,700	42,587	42,587	0

009-016-003-00	2026 Est. T.C.V.	SWINEHART TIM E
Property Class: 401		9081 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 16 T22N R8W E 1/2 OF NE 1/4 OF NE 1/4 LYING N OF RR R/W & S OF HWY EXC E
18 RDS THEREOF EXC JENNINGS RD LIBER 261 PG 850. 3.4469A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	454.08	0.8823	1.0322	110	100		33,060
330 Actual Front Feet,	3.44	Total Acres			Total Est. Land Value =			33,060

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	40	60	139
Total Estimated Land Improvements			True Cash Value =	139

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1280 SF Floor Area = 1280 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Basement	1,280			*71% Good
			Total:	157,795	108,787	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	701
3 Fixture Bath	1	3,128	2,221

Water/Sewer

1000 Gal Septic	1	4,109	2,917
Water Well, 50 Feet	1	3,344	2,374

Garages

Class: D Exterior: Pole (Unfinished)				
Base Cost	864	16,943	12,030	*71% Good

Built-Ins

Appliance Allow.	1	1,607	1,141

Totals: 187,914 130,171

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 160,110

2026 Est. T.C.V. 009-016-003-00 = 193,309

Est. TCV/Total Floor Area = 151.02

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
81,300	81,300	81,300	39,747	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	15,400	0	1,073	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
96,700	96,700	96,700	40,820	40,820	40,820	

009-016-004-00	2026 Est. T.C.V.	TESSLER AUGUST
Property Class: 401		9051 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 16 T22N R8W E 18 RDS OF THAT PART OF NE 1/4 OF NE 1/4 LYING S OF HWY & N OF FORMER RR R/W ALSO ENTIRE FORMER RR R/W LYING ON & ACROSS NE 1/4 OF NE 1/4. 5.1903 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	333.00	678.91	0.8803	1.1414	110	100		36,806
333 Actual Front Feet, 5.19 Total Acres							Total Est. Land Value =	36,806

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

(11) Heating System: Space Heater
 Ground Area = 1415 SF Floor Area = 1415 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,415		
			Total:	142,102	90,945

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	632

Water/Sewer

1000 Gal Septic	1	4,109	2,630
Water Well, 50 Feet	1	3,344	2,140

Porches

CSEP (1 Story)	96	4,035	2,582

Garages

Class: D Exterior: Pole (Unfinished)			
Base Cost	672	13,924	8,911
Class: D Exterior: Pole (Unfinished)			
Base Cost	384	9,300	8,556 *92% Good

Built-Ins

Appliance Allow.	1	1,607	1,028

Totals: 179,409 117,424

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 144,432

2026 Est. T.C.V. 009-016-004-00 = 181,238

Est. TCV/Total Floor Area = 128.08

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
76,800	76,800	76,800	40,144	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	13,800	0	1,083	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,600	90,600	90,600	41,227	41,227	41,227	

009-016-005-00	2026 Est. T.C.V.	TEMPLEMAN ALEXANDER & DOSCH LINDA M
Property Class: 401		2150 S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 16 T22N R8W NE 1/4 OF NE 1/4 LYING S OF RR R/W EXC S 30 RDS THEREOF. 7 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$9000			7.00 Acres		9000	100		63,000
		7.00	Total Acres				Total Est. Land Value =	63,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.05	750	0	0
D/W/P: 4in Concrete	6.05	200	0	0
Wood Frame	23.38	96	50	1,122
Wood Frame	18.50	324	50	2,997

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements				True Cash Value = 5,069

Cost Est. for Res. Bldg: 1 Single Family HUD Cls D 10 Blt 1998

(11) Heating System: Forced Heat & Cool

Ground Area = 1248 SF Floor Area = 1248 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,248		
			Total:	153,835	123,058

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	790
3 Fixture Bath	1	3,128	2,502

Water/Sewer

1000 Gal Septic	1	4,109	3,287
Water Well, 100 Feet	1	5,150	4,120

Deck

Treated Wood	60	1,805	1,444
Treated Wood	160	3,298	2,638

Built-Ins

Appliance Allow.	1	1,607	1,286

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	1120	20,966	16,773

Totals: 194,886 155,898

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCv: 154,339

2026 Est. T.C.V. 009-016-005-00 = 222,408

Est. TCv/Total Floor Area = 178.21, Most recent sale 03/03/2017 for 70,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
83,500	83,500	83,500	42,947	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	27,700	0	1,159	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
111,200	111,200	111,200	44,106	44,106	44,106

009-016-006-00	2026 Est. T.C.V.	BROWN PAUL
Property Class: 401		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 16 T22N R8W THAT PART OF E 1/2 OF NE 1/4 OF NE 1/4 LYING N OF HWY. 2.35 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	123.33	830.00	1.1285	1.2002	110	100		18,374
123 Actual Front Feet, 2.35 Total Acres							Total Est. Land Value =	18,374

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
Stories: 0 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 37.63

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.21 100%
Adjusted Square Foot Cost for Upper Floors = 41.84

Total Floor Area: 768 Base Cost New of Upper Floors = 32,133

Reproduction/Replacement Cost = 32,133

Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0

Total Depreciated Cost = 11,568

ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 10,758

Replacement Cost/Floor Area= 41.84 Est. TCV/Floor Area= 14.01

Total Estimated True Cash Value of Commercial/Industrial Buildings = 10,758

2026 Est. T.C.V. 009-016-006-00 = 29,132

Est. TCV/Total Floor Area = 37.93, Most recent sale 03/29/2018 for 20,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
12,500	12,500	12,500	6,306	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	2,100	0	0	170	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,600	14,600	14,600	6,476	6,476	0	

009-016-007-00	2026 Est. T.C.V.	HOUK SETH & KOCH KOURTNEY
Property Class: 401		9131 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 16 T22N R8W E 269 FT OF W 469 FT OF W 1/2 OF NE 1/4 OF NE 1/4 LYING N OF RR
R/W. 3.2606 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	269.00	508.80	0.9286	1.0620	110	100		29,180
269 Actual Front Feet,	3.14	Total Acres			Total Est.	Land Value =		29,180

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	291	50	1,012
D/W/P: 3.5 Concrete	6.58	50	50	164
Fencing: Wire Mesh, #11	3.26	320	0	0
Wood Frame	22.63	392	50	4,435

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements				True Cash Value = 6,551

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 1969

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1344 SF Floor Area = 1544 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	798		
1 Story	Siding	Basement	480		
1 Story	Siding	Slab	66		
		Total:		231,861	173,899

Other Additions/Adjustments

Recreation Room	480	9,106	6,829
Basement, Outside Entrance, Below Grade	1	2,727	2,045

Plumbing

Average Fixture(s)	1	1,422	1,066
2 Fixture Bath	1	2,996	2,247

Water/Sewer

1000 Gal Septic	1	4,689	3,517
Water Well, 50 Feet	1	3,344	2,508

Porches

WPP	48	2,152	1,614

Garages

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

Base Cost	480	25,330	18,997
Common Wall: 1 Wall	1	-2,589	-1,942
Door Opener	1	527	395

Built-Ins

Appliance Allow.	1	2,713	2,035

Totals: 284,278 213,210

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 262,248

Parcel Number: 009-016-007-00

Page: 2

 Est. TCV/Total Floor Area = 192.99, Most recent sale 12/16/2021 for 232,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
126,700	126,700	126,700	102,527	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	22,300	0	0	2,768	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
149,000	149,000	149,000	105,295	105,295	105,295	

009-016-008-00	2026 Est. T.C.V.	CHASE MICHAEL P
Property Class: 401		2230 BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 16 T22N R8W S 1/2 OF S 1/2 OF NE 1/4 OF NE 1/4. 10 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.00	Acres		5600	100		56,000
		10.00	Total Acres				Total Est. Land Value =	56,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	384	0	0
D/W/P: Asphalt Paving	2.89	3400	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1536 SF Floor Area = 1536 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,536		
			Total:	203,634	132,363

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770
2 Fixture Bath	1	2,502	1,626

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 50 Feet	1	3,344	2,174

Porches

CCP (1 Story)	48	1,408	915
CCP (1 Story)	104	2,804	1,823
WCP (1 Story)	320	9,853	6,404

Garages

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

Base Cost	780	26,536	17,248
Common Wall: 1 Wall	1	-2,421	-1,574
Door Opener	1	468	304

Class: CD Exterior: Pole (Unfinished)

Base Cost	768	17,610	11,446

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Interior 1 Story	1	4,610	2,996

Totals: 277,816 180,579

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 222,112

2026 Est. T.C.V. 009-016-008-00 = 283,112

Est. TCV/Total Floor Area = 184.32

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-016-008-00

Page: 2

	122,000	122,000	122,000	66,745	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,600	0	0	1,802	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	141,600	141,600	141,600	68,547	68,547	68,547

009-016-009-00	2026 Est. T.C.V.	CHASE MIKE & DENISE
Property Class: 401		2210 S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 16 T22N R8W S 165 FT OF N 3/4 OF NE 1/4 OF NE 1/4. 5 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$9000			5.00 Acres		9000	100		45,000
		5.00 Total Acres					Total Est. Land Value =	45,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.16	120	25	665
Total Estimated Land Improvements			True Cash Value =	665

2026 Est. T.C.V. 009-016-009-00 = 45,665

Est. TCV/Total Floor Area = 29.73, Most recent sale 02/02/2015 for 14,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
15,300	15,300	15,300	7,388	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,500	0	0	199	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
22,800	22,800	22,800	7,587	7,587	7,587

009-016-010-00	2026 Est. T.C.V.	SHERMAN DAVID PATRICK
Property Class: 101		9491 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 16 T22N R8W W 1/2 OF NE 1/4. 80 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 66 - 120 Acres		40.00 Acres			3800	100		152,000
AGRICULTRU UNTILLABLE		39.00 Acres			3200	100		124,800
AGRICULTRU ROW		1.00 Acres			0	100		0
		80.00 Total Acres					Total Est. Land Value =	276,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.82	24	50	70
D/W/P: 3.5 Concrete	5.82	336	50	978
				Total Estimated Land Improvements True Cash Value = 1,048

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1952

(11) Heating System: Wall/Floor Furnace

Ground Area = 951 SF Floor Area = 951 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	654		
1 Story	Siding	Crawl Space	297		
			Total:	104,514	57,483

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Water/Sewer

1000 Gal Septic	1	4,109	2,260
Water Well, 50 Feet	1	3,344	1,839

Porches

CGEP (1 Story)	284	13,206	7,263
CGEP (1 Story)	130	7,682	4,225

Built-Ins

Appliance Allow.	1	1,607	884

Totals: 135,450 74,497

Notes:

ECF (101 AGRICULTURE) 1.230 => TCV: 91,631

Ag. Bld 1 0, 4 Wall Barn, General Purpose Class:D,Frame Quality:Low Cost
Height: 14 ft

Description	Rate	Size	Cost New
Base Cost	18.17	1160	21,077
Default Walls	11.38	1160	13,201

Phy/Ab.Phy/Func/Econ/Comb. % Good=20/100/25/100/5	Depr. Cost =	1,714
ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 1 =		1,285

Ag. Bld 2 0, Lean-To Utility Shed, Lean-To Class:D,Pole Quality:Low Cost
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	3.45	240	828
Default Walls	6.56	180	1,181

Phy/Ab.Phy/Func/Econ/Comb. % Good=20/100/100/100/20 Depr. Cost = 402
 ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 2 = 301

Ag. Bld 3 0, Lean-To Utility Shed, Lean-To Class:D,Pole Quality:Low Cost
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	3.18	400	1,272
Default Walls	6.06	300	1,818

Phy/Ab.Phy/Func/Econ/Comb. % Good=20/100/100/100/20 Depr. Cost = 618
 ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 3 = 464

Ag. Bld 4 0, Lean-To Loafing Shed Class:D,Pole Quality:Low Cost
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	4.00	768	3,072
Default Walls	6.23	576	3,588

Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64 Depr. Cost = 4,262
 ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 4 = 3,197

Ag. Bld 5 0, Lean-To Loafing Shed Class:D,Pole Quality:Low Cost
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	4.65	288	1,339
Default Walls	7.23	216	1,562

Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64 Depr. Cost = 1,857
 ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 5 = 1,392

Ag. Bld 6 2015, Lean-To Loafing Shed Class:D,Pole Quality:Low Cost
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	4.58	336	1,539
Default Walls	7.13	252	1,797

Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96 Depr. Cost = 3,203
 ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 6 = 2,402

Ag. Bld 7 0, Lean-To Loafing Shed Class:D,Pole Quality:Low Cost
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	4.38	416	1,822
Default Walls	6.82	312	2,128

Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64 Depr. Cost = 2,528
 ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 7 = 1,896

Ag. Bld 8 0, Lean-To Loafing Shed Class:D,Pole Quality:Low Cost
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	3.89	900	3,501
Default Walls	6.05	675	4,084

Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64 Depr. Cost = 4,854
 ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 8 = 3,641

Ag. Bld 9 2016, Lean-To Barn, General Purpose Class:D,Pole Quality:Low Cost
 Height: 10 ft

Parcel Number: 009-016-010-00

Page: 3

Description	Rate	Size	Cost New
Base Cost	21.56	384	8,279
Default Walls	7.14	288	2,056

Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98	Depr. Cost =	10,128
ECF (101 AGRICULTURE)	0.750 => TCV of Bldg: 9 =	7,596

Total Estimated True Cash Value of Agricultural Buildings	=	22,174

2026 Est. T.C.V. 009-016-010-00	=	391,653

Est. TCV/Total Floor Area = 411.83

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
171,400	171,400	171,400	54,373	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	24,400	0	1,468	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
195,800	195,800	195,800	55,841	55,841	55,841

009-016-011-00	2026 Est. T.C.V.	CHASE LOGAN
Property Class: 401		2266 S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 16 T22N R8W N 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4 EXC N99 FT OF E 440 FT
THEREOF. 9 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		9.00	Acres		5600	100		50,400
		9.00	Total Acres				Total Est. Land Value =	50,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.61	1200	0	0
Metal Prefab/Conc.	31.43	162	50	2,546
Wood Frame	35.95	117	50	2,103

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements True Cash Value =				5,649

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 1986

(11) Heating System: Forced Warm Air

Ground Area = 840 SF Floor Area = 840 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	840		
			Total:	71,548	46,505

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	148	1,823	1,185

Plumbing

Average Fixture(s)	1	1,293	840

Water/Sewer

1000 Gal Septic	2	10,866	7,063
Water Well, 50 Feet	2	6,702	4,356

Deck

Treated Wood	84	2,381	1,548
w/Roof (Roof portion)	1120	22,926	14,902

Garages

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

Base Cost	396	16,636	10,813

Built-Ins

Appliance Allow.	1	3,899	2,534

Totals: 138,074 89,746

Notes: 1986 HOLLY PARK

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 84,361

2026 Est. T.C.V. 009-016-011-00 = 140,410

Est. TCV/Total Floor Area = 167.15, Most recent sale 03/01/2004 for 59,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
58,600	58,600	58,600	30,932	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,600	0	0	835	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
70,200	70,200	70,200	31,767	31,767	31,767	

009-016-012-00	2026 Est. T.C.V.	CHASE MICHAEL & DENISE
Property Class: 402		2246 S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 16 T22N R8W COMM AT NE COR OF SE 1/4 OF NE 1/4 W 440FT S 99 FT E 440 FT N
99 FT TO BEG. 1 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	99.00	440.00	1.1922	1.0241	110	100		13,296
99 Actual Front Feet,	1.00	Total Acres			Total Est.	Land Value =		13,296

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1984

(11) Heating System: Wall Furnace

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost

Other Additions/Adjustments

Water/Sewer

1000 Gal Septic	1	4,689	1,641
Water Well, 50 Feet	1	3,344	1,170

Built-Ins

Appliance Allow.	1	2,713	950

Totals: 10,746 3,761

Notes: 1984 REDMAN

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 3,535

2026 Est. T.C.V. 009-016-012-00 = 16,831

Est. TCV/Total Floor Area = 0.00, Most recent sale 05/07/2010 for 9,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
17,300	17,300	17,300	8,723	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,800	12,700	0	62	6,404
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
8,400	8,400	8,400	2,381	2,381	2,381

009-016-013-00	2026 Est. T.C.V.	BOROWSKI ILENE
Property Class: 401		2350 S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 16 T22N R8W S 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4. 10 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.00	Acres		5600	100		56,000
		10.00	Total Acres				Total Est. Land Value =	56,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D 10 Blt 1979

(11) Heating System: Space Heater

Ground Area = 624 SF Floor Area = 624 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	624		
			Total:	80,150	56,905

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	701

Water/Sewer

1000 Gal Septic	1	4,109	2,917
Water Well, 50 Feet	1	3,344	2,374

Porches

WGEP (1 Story)	40	4,969	3,528
CGEP (1 Story)	260	12,501	8,876

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	768	15,452	11,125	*72% Good

Built-Ins

Appliance Allow.	1	1,607	1,141

Totals:	123,120	87,567

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 107,707

2026 Est. T.C.V. 009-016-013-00 = 163,707

Est. TCV/Total Floor Area = 262.35

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
70,900	70,900	70,900	35,397	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,000	0	0	955	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
81,900	81,900	81,900	36,352	36,352	0	

009-016-014-00	2026 Est. T.C.V.	NILES DAVID M
Property Class: 401		2410 S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 16 T22N R8W N 1/2 OF N 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4. 5 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	165.00	1325.50	1.0493	1.3492	110	100		25,695
165 Actual Front Feet, 5.02 Total Acres							Total Est. Land Value =	25,695

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1232 SF Floor Area = 1232 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,232		
			Total:	134,627	94,239

Other Additions/Adjustments

Exterior			
Brick Veneer	56	783	548

Plumbing			
Average Fixture(s)	1	988	692
2 Fixture Bath	1	2,074	1,452

Water/Sewer			
1000 Gal Septic	1	4,109	2,876
Water Well, 50 Feet	1	3,344	2,341

Porches			
CPP	48	1,065	745

Garages			
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	932	24,074	16,852

Built-Ins			
Appliance Allow.	1	1,607	1,125

Totals: 172,671 120,870

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 148,670

2026 Est. T.C.V. 009-016-014-00 = 174,365

Est. TCV/Total Floor Area = 141.53

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
74,100	74,100	74,100	42,511	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	13,100	0	0	1,147	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
87,200	87,200	87,200	43,658	43,658	43,658	

009-016-015-00	2026 Est. T.C.V.	MCEWEN DOUGLAS K
Property Class: 401		2430 S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 16 T22N R8W S 1/2 OF N 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4. 5 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	165.00	1325.00	1.0493	1.3491	110	100		25,692
165 Actual Front Feet, 5.02 Total Acres							Total Est. Land Value =	25,692

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	575	50	1,860
D/W/P: Asphalt Paving	2.89	2400	50	3,468
Total Estimated Land Improvements				5,328

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

(11) Heating System: Forced Heat & Cool

Ground Area = 1512 SF Floor Area = 1512 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,512		
			Total:	180,392	144,312

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	948
3 Fixture Bath	1	3,721	2,977

Water/Sewer

1000 Gal Septic	1	4,386	3,509
Water Well, 100 Feet	1	5,415	4,332

Deck

Treated Wood	88	2,252	1,802

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	960	20,966	16,773

Built-Ins

Appliance Allow.	1	1,897	1,518

Totals: 220,214 176,171

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 216,690

2026 Est. T.C.V. 009-016-015-00 = 247,710

Est. TCV/Total Floor Area = 163.83

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
108,900	108,900	108,900	63,997	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	15,000	0	1,727	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
123,900	123,900	123,900	65,724	65,724	65,724	

009-016-016-00	2026 Est. T.C.V.	KLINE DOROTHY L & PRIEBE RANDALL S
Property Class: 401		2450 S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 16 T22N R8W S 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4. 10 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.00	Acres		5600	100		56,000
		10.00	Total Acres				Total Est. Land Value =	56,000

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

(11) Heating System: Electric Baseboard

Ground Area = 1120 SF Floor Area = 1680 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,120		
			Total:	175,933	114,356

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Totals: 186,745 121,384

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 149,303

2026 Est. T.C.V. 009-016-016-00 = 205,303

Est. TCV/Total Floor Area = 122.20

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
88,100	88,100	88,100	48,096	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,600	0	1,298	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
102,700	102,700	102,700	49,394	49,394	49,394

009-016-017-00	2026 Est. T.C.V.	GUNNERSON MATTHEW & TRAVIS
Property Class: 201		9577 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 16 T22N R8W E 1/2 OF NW 1/4 EXC E 440 FT THEREOF ALSO EXC W 440 FT THEREOF. 26.6667 A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 20A M/L	3800	26.66	Acres	3800	100			101,308
26.66 Total Acres Total Est. Land Value =								101,308

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.51	96	50	312
Wood Frame	33.31	72	50	1,199
Wood Frame	23.48	288	50	3,381
Total Estimated Land Improvements True Cash Value =				4,892

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1996

(11) Heating System: Wall Furnace
 Ground Area = 896 SF Floor Area = 896 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	896		
			Total:	57,829	20,239

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	156	1,828	640
Plumbing			
Average Fixture(s)	1	1,010	353
Water/Sewer			
1000 Gal Septic	1	4,689	1,641
Water Well, 100 Feet	1	5,734	2,007
Deck			
Treated Wood	48	1,667	583
Built-Ins			
Appliance Allow.	1	2,713	950
Totals:		75,470	26,413

Notes: '96 REDMAN

ECF (201B COMMERCIAL GROUP B) 0.940 => TCV: 24,828

Cost Est. for Res. Bldg: 2 Mobile Home HUD Cls Average Blt 1994

(11) Heating System: Wall Furnace
 Ground Area = 980 SF Floor Area = 980 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	980		
			Total:	60,082	21,029

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,010	353
3 Fixture Bath	1	2,944	1,030

Water/Sewer			
1000 Gal Septic	1	4,689	1,641
Water Well, 100 Feet	1	5,734	2,007
Porches			
CCP (1 Story)	96	2,315	810
Deck			
Treated Wood	96	2,414	845
Built-Ins			
Appliance Allow.	1	2,713	950
Totals:		81,901	28,665
Notes: 1994 HUD MOBILE USED, RELOCATED TO SITE IN 2018			
ECF (201B COMMERCIAL GROUP B) 0.940 => TCV:			26,945

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1970

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average
 Stories: 1 Story Height: 14 Perimeter: 0

Base Rate for Upper Floors = 27.64

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%

Adjusted Square Foot Cost for Upper Floors = 27.64

Total Floor Area: 6,000 Base Cost New of Upper Floors = 165,840

Reproduction/Replacement Cost = 165,840

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 99,504

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 1 = 105,474

Replacement Cost/Floor Area= 27.64 Est. TCV/Floor Area= 17.58

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1970

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: S Quality: Average
 Stories: 1 Story Height: 14 Perimeter: 0

Base Rate for Upper Floors = 31.34

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%

Adjusted Square Foot Cost for Upper Floors = 31.34

Total Floor Area: 4,000 Base Cost New of Upper Floors = 125,360

Reproduction/Replacement Cost = 125,360

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 75,216

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 2 = 79,729

Replacement Cost/Floor Area= 31.34 Est. TCV/Floor Area= 19.93

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 0

Description of Occupancy: WOOD STORAGE BETWEEN BLDGS

Costs are taken from the Sheds - Material Storage, 3 Wall cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average

Parcel Number: 009-016-017-00

Page: 3

Stories: 1 Story Height: 14 Perimeter: 0

Base Rate for Upper Floors = 36.04

Adjusted Square Foot Cost for Upper Floors = 36.04

Total Floor Area: 960 Base Cost New of Upper Floors = 34,598

Reproduction/Replacement Cost = 34,598

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0

Total Depreciated Cost = 23,181

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 3 = 24,571

Replacement Cost/Floor Area= 36.04 Est. TCV/Floor Area= 25.60

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 0

Description of Occupancy: WEST SIDE OF BLDGS

Costs are taken from the Sheds - Equipment 3 Wall Shed cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average

Stories: 1 Story Height: 16 Perimeter: 0

Base Rate for Upper Floors = 30.22

Adjusted Square Foot Cost for Upper Floors = 30.22

Total Floor Area: 840 Base Cost New of Upper Floors = 25,385

Reproduction/Replacement Cost = 25,385

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0

Total Depreciated Cost = 11,169

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 4 = 11,840

Replacement Cost/Floor Area= 30.22 Est. TCV/Floor Area= 14.09

Total Estimated True Cash Value of Commercial/Industrial Buildings = 221,614

2026 Est. T.C.V. 009-016-017-00 = 379,587

Est. TCV/Total Floor Area = 27.76, Most recent sale 02/01/1999 for 18,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
160,400	160,400	160,400	79,649	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	29,400	0	0	2,150	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
189,800	189,800	189,800	81,799	81,799	0	

009-016-018-00	2026 Est. T.C.V.	GUNNERSON MATHEW &
Property Class: 201		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 16 T22N R8W E 440 FT OF E 1/2 OF NW 1/4. 26.6667 A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 20A M/L	3800	26.66	Acres	3800	100			101,308
		26.66	Total Acres				Total Est. Land Value =	101,308

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0
Description of Occupancy: NORTH BLDG

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.
<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
Stories: 0 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 16.39

Adjusted Square Foot Cost for Upper Floors = 16.39

Total Floor Area: 4,400	Base Cost New of Upper Floors =	72,116
	Reproduction/Replacement Cost =	72,116
Eff.Age:40	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0	
	Total Depreciated Cost =	25,241

ECF (201B COMMERCIAL GROUP B)	1.060 => TCV of Bldg: 1 =	26,755
Replacement Cost/Floor Area= 16.39	Est. TCV/Floor Area= 6.08	

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0
Description of Occupancy: SOUTH BLDG

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.
<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
Stories: 0 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 17.09

Adjusted Square Foot Cost for Upper Floors = 17.09

Total Floor Area: 2,800	Base Cost New of Upper Floors =	47,852
	Reproduction/Replacement Cost =	47,852
Eff.Age:40	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0	
	Total Depreciated Cost =	16,748

ECF (201B COMMERCIAL GROUP B)	1.060 => TCV of Bldg: 2 =	17,753
Replacement Cost/Floor Area= 17.09	Est. TCV/Floor Area= 6.34	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 44,508

2026 Est. T.C.V. 009-016-018-00	=	145,816
Est. TCV/Total Floor Area = 20.25, Most recent sale 02/19/2014 for 13,500		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
66,500 66,500 66,500 41,907 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 6,400 0 0 1,131 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
72,900 72,900 72,900 43,038 43,038 0		

009-016-019-00	2026 Est. T.C.V.	LEWIS CAROLYN & SIMPSON CHASE
Property Class: 401		9697 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 16 T22N R8W N 500 FT OF W 440 FT OF E/2 OF NW/4 EXC W 110 FT THEREOF.
 3.7879 Ac. M/L.
 Split on 07/01/2008 into 009-016-019-30;
 Split on 10/02/2008 into 009-016-019-25;

Split/Comb. on 10/02/2008 completed 10/02/2008 RAY ;
 Parent Parcel(s): 009-016-019-00;
 Child Parcel(s): 009-016-019-25;

 Split/Comb. on 07/01/2008 completed 07/01/2008 RAY ;
 Parent Parcel(s): 009-016-019-00;
 Child Parcel(s): 009-016-019-30;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	500.00	0.8823	1.0574	110	100		33,866
330 Actual Front Feet, 3.79 Total Acres							Total Est. Land Value =	33,866

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	18.41	100	58	1,068
Total Estimated Land Improvements				1,068

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1989

(11) Heating System: Forced Warm Air
 Ground Area = 980 SF Floor Area = 980 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	980		
			Total:	62,611	34,435

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	168	1,969	1,083

Plumbing

Average Fixture(s)	1	1,010	555

Water/Sewer

1000 Gal Septic	1	4,689	2,579
Water Well, 50 Feet	1	3,344	1,839

Deck

Treated Wood	36	1,454	800

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	576	21,479	11,813

Built-Ins

Appliance Allow.	1	2,713	1,492

Totals:	99,269	54,596

Notes: SINGLEWIDE

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:	51,320

2026 Est. T.C.V. 009-016-019-00	=	86,254

Est. TCV/Total Floor Area = 88.01, Most recent sale 09/16/2008 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM

Parcel Number: 009-016-019-00

Page: 2

	35,100		35,100		35,100		17,954		2.70	
2026	New	Eq.	Adjustment		Loss		Additions		Tax Adjustment	Losses
		0	8,000		0		0		484	0
2026	Assessed		MBOR		S.E.V.		Capped		->Taxable<-	PRE/MBT
		43,100	43,100		43,100		18,438		18,438	18,438

009-016-019-25	2026 Est. T.C.V.	BROWN KRISTY
Property Class: 401		9733 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 16 T22N R8W W110 FT OF N 500 FT OF E/2 OF NW/4. 1.2626 Ac. M/L
 Split on 10/02/2008 from 009-016-019-00;

Split/Comb. on 10/02/2008 completed 10/02/2008 RAY ;
 Parent Parcel(s): 009-016-019-00;
 Child Parcel(s): 009-016-019-25;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	110.00	500.00	1.1612	1.0574	110	100		14,857
110 Actual Front Feet,	1.26	Total Acres			Total Est.	Land Value =		14,857

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	99	50	325
Wood Frame	22.71	384	50	4,360
Total Estimated Land Improvements			True Cash Value =	4,685

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 2000

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1344 SF Floor Area = 1344 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,344		
			Total:	196,028	137,228

Other Additions/Adjustments

Recreation Room	1300	24,661	17,263

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 100 Feet	1	5,734	4,014

Porches

WCP (1 Story)	120	5,836	4,085

Deck

Treated Wood	256	4,692	3,284

Garages

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

Base Cost	576	23,910	16,737
Common Wall: 1 Wall	1	-2,589	-1,812
Door Opener	1	527	369

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Direct-Vented Gas	1	2,963	2,074

Totals:	275,064	192,553

Notes: 2011 RELOCATED HOME

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 236,840

Parcel Number: 009-016-019-25

Page: 2

2026 Est. T.C.V. 009-016-019-25 = 256,382
 Est. TCV/Total Floor Area = 190.76, Most recent sale 06/12/2025 for 265,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
117,700	117,700	117,700	74,834	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	10,500	0	0	53,366	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
128,200	128,200	128,200	76,854	128,200	128,200

009-016-019-30	2026 Est. T.C.V.	GUNNERSON MATTHEW & TRAVIS
Property Class: 402		9697 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 16 T22N R8W W 440 FT OF E/2 OF NW/4 EXC N 500 FT THEREOF. 21.6165 Ac. M/L
 Split on 07/01/2008 from 009-016-019-00;

Split/Comb. on 07/01/2008 completed 07/01/2008 RAY ;
 Parent Parcel(s): 009-016-019-00;
 Child Parcel(s): 009-016-019-30;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>400	\$3800	21.62 Acres	3800	100				82,145
		21.62 Total Acres					Total Est. Land Value =	82,145

2026 Est. T.C.V. 009-016-019-30 = 82,145

Est. TCV/Total Floor Area = 61.12, Most recent sale 06/04/2008 for 10,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
40,000	40,000	40,000	22,164	2.70			
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,100	0	0	598	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
41,100	41,100	41,100	22,762	22,762	0		

009-016-020-00
Property Class: 201
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

LAKE CITY AL LLC
2353 S LACHANCE RD
LAKE CITY, MI 49651

2015-03247WD & 2015-03250 AFFIDAVIT OF SURVEROR PART OF THE N 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 16, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN
MORE FULLY DESCRIBED TO-WIT: COMMENCING AT THE WEST 1/4 CORNER OF SECTION, 16, T22N, R8W; THENCE N00°05'46"W 660.69 FEET ALONG THE WEST LINE OF SAID SECTION 16 TO THE POINT OF BEGINNING; THENCE N00°05'46"W 333.51 FEET ALONG SAID WEST SECTION LINE; THENCE N89°54'14"E 228.40 FEET; THENCE N00°05'46"W 151.60 FEET PARALLEL TO SAID WEST SECTION LINE; THENCE S89°54'14"W 228.40 FEET TO A POINT ON SAID WEST SECTION LINE; THENCE N00°05'46" W 175.58 FEET ALONG SAID WEST SECTION LINE TO A POINT ON THE NORTH 1/8 LINE OF SAID SECTION 16; THENCE S89°19'16"E 1325.90 FEET ALONG SAID NORTH 1/8 LINE TO A POINT ON THE WEST 1/8 LINE OF SAID SECTION 16; THENCE S00°02'56"E 660.86 FEET ALONG SAID WEST 1/8 LINE; THENCE N89°18'49"W 1325.35 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHT-OF-WAY FOR LACHANCE ROAD.

FORMERLY DESCRIBED AS 2007-02229 SEC 16 T22N R8W COMM AT W 1/4 CORNER OF SEC 16; TH N 00 D 05' 46" W 660.69 FT ALONG THE W LINE OF SEC TO POB; TH N 00 D 05' 46" W 333.51 FT ALONG W SEC LINE; TH N 89 D 54' 14" E 261.40 FT; TH N 00 D 05' 46" W 151.60 FT PARALLEL TO W SEC LINE; TH S 89 D 54' 14" W 261.40 FT TO A POINT ON W SEC LINE; TH N 00 D 05' 46" W 175.58 FT ALONG W SEC LINE TO A POINT ON THE N 1/8 LINE OF SEC; TH S 89 D 19' 16" E 1325.90 FT ALONG N 1/8 LINE TO A POINT ON THE W 1/8 LINE OF SEC; TH S 00 D 02' 56" E 660.86 FT ALONG W 1/8 LINE; TH N 89 D 18' 49" W 1325.35 FT TO POB, SUBJ TO ROW FOR LA CHONCE RD 19.20 A. M/L

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 20A M/L 3800		18.93 Acres			3800	100		71,915
COMMERCIAL \$.50/SQFT		0.39 Acres			21780	100		8,385
		19.31 Total Acres					Total Est. Land Value =	80,300

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.07	38250	100	117,428
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
4 SINGLE, 2 DBL LIGHT	1.00	9750	100	9,750
Total Estimated Land Improvements				127,178

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2002
Description of Occupancy: CAL 150

Costs are taken from the Multiple Residences - Senior Citizen cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D, Siding Quality: Average
Total Floor Area: 31856 # of Units: 34

Base Rate for Upper Floors = 93.63

Finished Basement, Base Rate for Basement = 64.79

(Basement Fireproofing Rate = 0.00)

(10) Heating system: Package Heating & Cooling Cost/SqFt: 13.58 100%

Bsmnt Heating system: Ventilation only, Ducts/Blowers Cost/SqFt: 2.98

Adjusted Square Foot Cost for Upper Floors = 107.21

Adjusted Square Foot Cost for Basement = 67.77

Total Floor Area: 31,856	Base Cost New of Upper Floors =	3,415,281
Basement Area: 5,181	Base Cost New of Basement =	351,116

31,856 Sq.Ft. of Sprinklers @ 3.76,	Cost New =	119,779
5,181 Sq.Ft. of Bsmt Splr. @ 4.92,	Cost New =	25,491

Reproduction/Replacement Cost = 3,911,667

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0

Total Depreciated Cost = 2,620,817

Parcel Number: 009-016-020-00

Page: 2

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0

Total Depreciated Cost = 0

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 1 = 2,778,066
 Replacement Cost/Floor Area= 122.79 Est. TCV/Floor Area= 87.21

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2012
 Description of Occupancy: EAST WING 2012

Costs are taken from the Multiple Residences - Senior Citizen cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Siding Quality: Low Cost

Total Floor Area: 8976 # of Units: 0

Base Rate for Upper Floors = 82.83

(10) Heating system: Electric, Cable or Baseboard Cost/SqFt: 7.53 100%
 Adjusted Square Foot Cost for Upper Floors = 90.36

Total Floor Area: 8,976 Base Cost New of Upper Floors = 811,071

Reproduction/Replacement Cost = 811,071

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0

Total Depreciated Cost = 543,418

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 2 = 576,023
 Replacement Cost/Floor Area= 90.36 Est. TCV/Floor Area= 64.17

Total Estimated True Cash Value of Commercial/Industrial Buildings = 3,354,089

2026 Est. T.C.V. 009-016-020-00 = 3,561,567

Est. TCV/Total Floor Area = 87.22, Most recent sale 08/01/2025 for 2,500,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
2,516,700	2,516,700	2,516,700	1,786,253	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-735,900	0	-5,453	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,780,800	1,780,800	1,780,800	1,834,481	1,780,800	0	

009-016-020-50	2026 Est. T.C.V.	GUNNERSON PHIL (LE ETAL)
Property Class: 101		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 16 T22N R8W S 1/2 OF SW 1/4 OF NW 1/4. 20 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU UNTILLED	3200	20.00	Acres	3200	100			64,000
		20.00	Total Acres				Total Est. Land Value =	64,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value

/CI16/YARI/FARAR/BARWOSPTSL	4.47	9000	50	20,115

Total Estimated Land Improvements True Cash Value =				20,115

Ag. Bld 1 2010, Lean-To Utility Shed, 3 Wall Class:D,Pole Quality:Low Cost
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	2.81	2100	5,901
Default Walls	4.78	1575	7,529

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60	Depr. Cost =	8,058
ECF (101 AGRICULTURE)	0.750 => TCV of Bldg: 1 =	6,044

Total Estimated True Cash Value of Agricultural Buildings	=	6,044

2026 Est. T.C.V. 009-016-020-50	=	90,159

Est. TCV/Total Floor Area = 2.21, Most recent sale 09/05/2002 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
37,600	37,600	37,600	12,306	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,500	0	332	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,100	45,100	45,100	12,638	12,638	0

009-016-020-90	2026 Est. T.C.V.	RADEN CHRISTOPHER G
Property Class: 401		2335 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 16 T22N R8W BEG 178.58 FT S OF NW COR OF SW 1/4 OF NW1/4 TH E 228.4 FT, S 151.6 FT, W 228.4 FT, N 151.6 FT TO POB. .7949A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	152.00	228.00	1.0710	0.8689	110	100		15,560
152 Actual Front Feet,	0.80	Total Acres			Total Est.	Land Value =		15,560

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	530	50	1,714
D/W/P: Patio Blocks	14.26	6	0	0
Wood Frame	25.60	100	50	1,280
Total Estimated Land Improvements True Cash Value =				2,994

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1920

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1142 SF Floor Area = 1597 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	260		
1.5 Story	Siding	Basement	882		
1 Story	Siding	Overhang	14		
Total:				190,249	114,150

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Water/Sewer

1000 Gal Septic	1	4,386	2,632
Water Well, 50 Feet	1	3,344	2,006

Porches

WCP (1 Story)	378	11,624	6,974

Balcony

Wood Balcony	42	1,676	1,006

Garages

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

Base Cost	672	23,910	14,346
Door Opener	1	468	281

Built-Ins

Appliance Allow.	1	1,897	1,138

Totals: 238,739 143,244

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 176,190

2026 Est. T.C.V. 009-016-020-90 = 194,744

Est. TCV/Total Floor Area = 121.94, Most recent sale 06/17/2022 for 175,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
82,400	82,400	82,400	73,938	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	15,000	0	0	1,996	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
97,400	97,400	97,400	75,934	75,934	75,934	

009-016-021-00	2026 Est. T.C.V.	ROMIG GERALD III
Property Class: 402		2219 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 16 T22N R8W NW 1/4 OF NW 1/4 EXC THAT PART LYING N OF A LINE BEG 950.67 FT
S OF NW COR OF NW 1/4, TH E'LY PAR WITH FORMER RR R/W. 9.9697A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		9.72	Acres	5600	100			54,432
Residentia ROW @ ZERO		0.25	Acres	0	100			0
		9.97	Total Acres				Total Est. Land Value =	54,432

2026 Est. T.C.V. 009-016-021-00 = 54,432

Est. TCV/Total Floor Area = 34.08, Most recent sale 09/10/2020 for 24,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
24,300	24,300	24,300	11,366	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,900	0	0	306	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,200	27,200	27,200	11,672	11,672	0	

009-016-021-70	2026 Est. T.C.V.	1ST CHANCE GARAGE LLC
Property Class: 401		2095 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2013-01800 SEC 16 T22N R8W FORMER RR R/W LYING OVER & ACROSS NW 1/40F NW 1/4 & N'LY 198 FT LYING S'LY AND ADJ TO FORMER RR R/W LYING ACROSS NW 1/4 OF NW 1/4, ALSO BEG 620.67 FT S OF NW COR OF NW 1/4, TH E'LY TO 1/8 LINE, S330 FT, W'LY TO W SEC LINE N 330 FT TO POB 19.0303A M/L

FORMERLY ASSESSED WITH PARCEL A: SEC 16 T22N R8W FORMER RR R/W LYING OVER & ACROSS NW 1/40F NW 1/4 & N'LY 198 FT LYING S'LY AND ADJ TO FORMER RR R/W LYING ACROSS NW 1/4 OF NW 1/4, ALSO BEG 620.67 FT S OF NW COR OF NW 1/4, TH E'LY TO 1/8 LINE, S330 FT, W'LY TO W SEC LINE N 330 FT TO POB & PCL A OF THE SURVEY RECORDED IN LIBER S-1 PP 541 & 542 MISSAUKEE COUNTY RECORDS. 21.6603A. SPLIT ON 06/14/2013 INTO 009-016-021-90;

Split/Comb. on 06/14/2013 completed 06/14/2013 TIM ASSESS PARCEL A SEPARATELY;

Parent Parcel(s): 009-016-021-70;

Child Parcel(s): 009-016-021-90;

PARCEL A WAS PREVIOUSLY ASSESSED WITH THIS PARCEL - PARCEL A BOOK OF SURVEYS S-1P541

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	660.00	1320.00	1.0000	0.0000	110	100*		0
Residentia 18 -29 @\$5000		18.55 Acres			5000	100		92,750
Residentia ROW @ ZERO		0.48 Acres			0	100		0
* denotes lines that do not contribute to the total acreage calculation.								
660 Actual Front Feet, 19.03 Total Acres Total Est. Land Value =								92,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	17.02	530	0	0
Fencing: Wd, Split, 6 ft.	31.31	72	0	0
D/W/P: 4in Concrete	6.47	616	0	0
D/W/P: 3.5 Concrete	6.16	124	0	0
D/W/P: 4in Concrete	6.47	237	0	0
Metal Prefab	18.90	64	50	605

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,105

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1918

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1056 SF Floor Area = 1392 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	672		
1 Story	Siding	Mich Bsmnt.	384		
			Total:	158,917	90,220

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	652
3 Fixture Bath	1	3,721	2,047

Water/Sewer

1000 Gal Septic	1	4,386	2,412
Water Well, 100 Feet	1	5,415	2,978

Porches

Parcel Number: 009-016-021-70

Page: 2

WGEP (1 Story)	216	15,394	8,467
Foundation: Shallow	216	-1,333	-733
WPP	12	588	323
Deck			
Treated Wood	180	3,638	2,001
Built-Ins			
Appliance Allow.	1	1,897	1,043
Totals:		193,808	106,595

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 131,111

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1985

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average

Stories: 1 Story Height: 10 Perimeter: 380

Overall Building Height: 10

Base Rate for Upper Floors = 27.33

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.46 100%

Adjusted Square Foot Cost for Upper Floors = 30.79

Total Floor Area: 4,804 Base Cost New of Upper Floors = 147,915

Reproduction/Replacement Cost = 147,915

Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0

Total Depreciated Cost = 53,249

ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 49,522

Replacement Cost/Floor Area= 30.79 Est. TCV/Floor Area= 10.31

Total Estimated True Cash Value of Commercial/Industrial Buildings = 49,522

2026 Est. T.C.V. 009-016-021-70 = 276,488

Est. TCV/Total Floor Area = 44.62, Most recent sale 04/30/2019 for 83,710

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
114,400	114,400	114,400	86,793	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	23,800	0	0	2,343	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
138,200	138,200	138,200	89,136	89,136	0	

009-016-021-90	2026 Est. T.C.V.	MOOMEY RICHARD
Property Class: 201		2055 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2013-01800 PARCEL "A" AS SHOWN IN BOOK OF SURVEYS S-1, PAGE 541, MISSAUKEE COUNTY RECORDS LIBER S-1 P542 PARCEL "A"
 BEGINNING AT THE NW CORNER OF SECTION 16, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, THENCE S 89°20'22" E 351.93' ALONG THE NORTH SECTION LINE, THENCE S00°05'46" E 333.15', THENCE N86°48'35" W 352.54' TO THE WEST SECTION LINE, THENCE N00° 05'08" W 377.58' TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHT-OF-WAY OF JENNINGS AND LACHANCE ROADS CONTAINING 2.63 + ACRES.
 SPLIT/COMBINED ON 06/14/2013 FROM 009-016-021-70;

Split/Comb. on 06/14/2013 completed 06/14/2013 TIM ASSESS PARCEL A SEPARATELY;
 Parent Parcel(s): 009-016-021-70;
 Child Parcel(s): 009-016-021-90;

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	351.90	325.56	1.0000	0.0000	0	100*		0
COMMERCIAL 2-4A 9000		2.63 Acres	9000	100				23,670
* denotes lines that do not contribute to the total acreage calculation.								
352 Actual Front Feet, 2.63 Total Acres Total Est. Land Value =								23,670

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.08	5000	100	10,400
Total Estimated Land Improvements True Cash Value =				10,400

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2021
 Description of Occupancy: 5@ 30'X40' YEAR 2021

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>
 Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 10 Perimeter: 140

Base Rate for Upper Floors = 39.75

Adjusted Square Foot Cost for Upper Floors = 39.75

Total Floor Area: 1,200	Base Cost New of Upper Floors =	47,700
	Reproduction/Replacement Cost =	47,700
5 Identical Units =>	Reproduction/Replacement Cost of all units =	238,500
Eff.Age:2	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0	
	Total Depreciated Cost =	226,575

ECF (201C COMMERCIAL GROUP C)	1.060 => TCV of Bldg: 1 =	240,170
Replacement Cost/Floor Area= 39.75	Est. TCV/Floor Area= 40.03	

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2021
 Description of Occupancy: 3 @ 30'X144' YEAR 2021

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>
 Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 10 Perimeter: 0
 Overall Building Height: 10

Base Rate for Upper Floors = 33.23

Adjusted Square Foot Cost for Upper Floors = 33.23

Total Floor Area: 4,320	Base Cost New of Upper Floors =	143,554

Parcel Number: 009-016-021-90

Page: 2

Reproduction/Replacement Cost = 143,554
 3 Identical Units => Reproduction/Replacement Cost of all units = 430,662
 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0
 Total Depreciated Cost = 409,129

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 2 = 433,677
 Replacement Cost/Floor Area= 33.23 Est. TCV/Floor Area= 33.46

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 2022
 Description of Occupancy: 2022-0539 (1) 20 X 144

Costs are taken from the Warehouses - Mini cost schedules.
 <<<<< Calculator Cost Computations >>>>>
 Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 10 Perimeter: 328

Base Rate for Upper Floors = 39.39

Adjusted Square Foot Cost for Upper Floors = 39.39

Total Floor Area: 2,880 Base Cost New of Upper Floors = 113,443

Reproduction/Replacement Cost = 113,443
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
 Total Depreciated Cost = 108,905

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 3 = 115,440
 Replacement Cost/Floor Area= 39.39 Est. TCV/Floor Area= 40.08

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 2022
 Description of Occupancy: 2022-0538 (1) 24 X 40

Costs are taken from the Warehouses - Mini cost schedules.
 <<<<< Calculator Cost Computations >>>>>
 Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 10 Perimeter: 128

Base Rate for Upper Floors = 41.58

Adjusted Square Foot Cost for Upper Floors = 41.58

Total Floor Area: 960 Base Cost New of Upper Floors = 39,917

Reproduction/Replacement Cost = 39,917
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
 Total Depreciated Cost = 38,320

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 4 = 40,620
 Replacement Cost/Floor Area= 41.58 Est. TCV/Floor Area= 42.31

Total Estimated True Cash Value of Commercial/Industrial Buildings = 829,907

2026 Est. T.C.V. 009-016-021-90 = 863,977
 Est. TCV/Total Floor Area = 37.89, Most recent sale 07/28/2021 for 21,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
343,900	343,900	343,900	338,929	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	88,100	0	0	9,151	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
432,000	432,000	432,000	348,080	348,080	0	

009-016-022-25	2026 Est. T.C.V.	DEVERNEY ANN L
Property Class: 401		9909 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 16 T22N R8W PCL B OF THE SURVEY RECORDED IN LIBER S-1 PP 541 MISSAUKEE
COUNTY RECORDS. 2.64A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	337.50	340.74	0.8774	0.9607	110	100		31,293
338 Actual Front Feet, 2.64 Total Acres							Total Est. Land Value =	31,293

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	770	0	0
D/W/P: 4in Ren. Conc.	7.33	1000	0	0
Whirl Pool Bath	15,056.07	1	0	0
Wood Frame	25.60	100	50	1,280

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				3,655

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

(11) Heating System: Forced Heat & Cool
Ground Area = 1976 SF Floor Area = 1976 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,976		
			Total:	259,149	194,360

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	889
3 Fixture Bath	1	3,721	2,791

Water/Sewer

1000 Gal Septic	1	4,386	3,289
Water Well, 100 Feet	1	5,415	4,061

Deck

Treated Wood	64	1,908	1,431
Treated Wood	64	1,908	1,431
Treated Wood	210	4,024	3,018

Built-Ins

Appliance Allow.	1	1,897	1,423

Garages

Class: CD Exterior: Pole (Finished)

Base Cost	2063	58,259	43,694

Totals: 341,852 256,387

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 253,823

2026 Est. T.C.V. 009-016-022-25 = 288,771

Est. TCV/Total Floor Area = 146.14, Most recent sale 07/10/2018 for 140,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
112,400	112,400	112,400	77,403	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	32,000	0	0	2,089	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

144,400

144,400

144,400

79,492

79,492

79,492

009-016-022-50	2026 Est. T.C.V.	DORLAND JEFFREY P
Property Class: 401		9849 W JENNINGS RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 16 T22N R8W PCL C OF THE SURVEY RECORDED IN LIBER S-1 P 541 MISSAUKEE COUNTY RECORDS. 2.65A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	324.00	354.70	0.8864	0.9704	110	100		30,656
324 Actual Front Feet, 2.64 Total Acres							Total Est. Land Value =	30,656

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	32.26	80	94	2,426
Total Estimated Land Improvements			True Cash Value =	2,426

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1983

(11) Heating System: Wall Furnace

Ground Area = 924 SF Floor Area = 924 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	924		
			Total:	57,417	20,095

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	160	1,875	656
Plumbing			
2 Fixture Bath	1	1,962	687
Water/Sewer			
1000 Gal Septic	1	4,689	1,641
Water Well, 100 Feet	1	5,734	2,007
Deck			
Treated Wood	96	2,414	845
Totals:		74,091	25,931

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 24,375

2026 Est. T.C.V. 009-016-022-50 = 57,457

Est. TCV/Total Floor Area = 62.18, Most recent sale 12/01/1998 for 20,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
23,500	23,500	23,500	13,474	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,200	0	363	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
28,700	28,700	28,700	13,837	13,837	0

009-016-022-75	2026 Est. T.C.V.	BERGEY MALVIN J & CHRISTI
Property Class: 401		9765 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 16 T22N R8W PCL D OF THE SURVEY RECORDED IN LIBER S-1 PP 541 & 542 MISSAUKEE COUNTY RECORDS. 2.65A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	313.00	368.40	0.8941	0.9796	110	100		30,156
313 Actual Front Feet, 2.65 Total Acres							Total Est. Land Value =	30,156

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1152 SF Floor Area = 1152 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,152		
			Total:	138,817	111,053

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	948
3 Fixture Bath	1	3,721	2,977

Water/Sewer

1000 Gal Septic	1	4,386	3,509
Water Well, 50 Feet	1	3,344	2,675

Deck

Treated Wood	160	3,371	2,697

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 720 25,121 20,097

Built-Ins

Appliance Allow.	1	1,897	1,518

Totals: 181,842 145,474

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 178,933

2026 Est. T.C.V. 009-016-022-75 = 209,089

Est. TCV/Total Floor Area = 181.50, Most recent sale 04/27/2021 for 130,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
89,100	89,100	89,100	75,588	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,400	0	2,040	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
104,500	104,500	104,500	77,628	77,628	77,628

009-016-023-00	2026 Est. T.C.V.	GUNNERSON TRAVIS &
Property Class: 401		2635 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 16 T22N R8W (6*2007) N 1/2 OF SW 1/4 EXC N 1/2 OF N 1/2 OF N 1/2 OF SW 1/4 & EXC THAT PART OF BEG 653.47 FT N OF SE COR, TH N 800 FT, W 800 FT, S 800 FT, E 800 FT TO POB LYING N'LY OF S 1/8 LINE & EXC E'LY 508.47 FT THOF & EXC S 165 FT OF W 1320 FT THOF. 42.4318A.

SPLIT ON 5/21/2019 PART TO 009-016-023-70;

FORMELRY SEC 16 T22N R8W N 1/2 OF SW 1/4 EXC N 1/2 OF N 1/2 OF N 1/2 OF SW 1/4 & EXC THAT PART OF BEG 653.47 FT N OF SE COR TH N 800 FT, W 800 FT S 800 FT, E 800 FT TO POB LYING N'LY OF S 1/8 LINE & EXC EASTR'LY 508.47 FT THEREOF. 47.43AC.

SPLIT ON 11/26/2007 INTO 009-016-023-80;

Split/Comb. on 06/03/2019 completed 06/03/2019 TIM ;

Parent Parcel(s): 009-016-023-00;

Child Parcel(s): 009-016-023-70;

Split/Comb. on 11/26/2007 completed 11/26/2007 RAY ;

Parent Parcel(s): 009-016-023-00;

Child Parcel(s): 009-016-023-80;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$3800	42.43	Acres	3800	100			161,242
		42.43	Total Acres				Total Est. Land Value =	161,242

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	240	69	956
Fencing: Wire Mesh, #9	3.67	200	0	0
Total Estimated Land Improvements				True Cash Value = 956

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1971

(11) Heating System: Forced Warm Air

Ground Area = 1440 SF Floor Area = 1440 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	720		
Addition	Siding	Crawl	720		
		Total:		83,761	29,316

Other Additions/Adjustments

Skirting, Brick Veneer	144	4,545	1,591

Plumbing

Average Fixture(s)	1	783	274

Water/Sewer

1000 Gal Septic	1	4,109	1,438

Water Well, 50 Feet	1	3,344	1,170

Built-Ins

Appliance Allow.	1	1,607	562

Deck

w/Roof (Roof portion)	1560	19,001	6,650

w/Roof (Roof portion)	400	4,900	1,715

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	1200	22,464	7,862

Parcel Number: 009-016-023-00

Page: 2

 Totals: 144,514 50,578

Notes:

 ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 47,543

2026 Est. T.C.V. 009-016-023-00 = 209,741

Est. TCV/Total Floor Area = 145.65

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
98,200	98,200	98,200	46,839	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,700	0	0	1,264	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
104,900	104,900	104,900	48,103	48,103	48,103	

009-016-023-70	2026 Est. T.C.V.	STAATS DONALD & SHAWN
Property Class: 402		2705 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 16 T22N R8W (0*2019) S 165 FT OF W 1320 FT OF N 1/2 OF SW 1/4. 5A. SPLIT ON
05/21/2019 FROM 009-016-023-00;

Split/Comb. on 06/03/2019 completed 06/03/2019 TIM ;
Parent Parcel(s): 009-016-023-00;
Child Parcel(s): 009-016-023-70;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$5000	5.00 Acres	5000	100			25,000
			5.00 Total Acres				Total Est. Land Value =	25,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	29.29	150	50	2,197
Total Estimated Land Improvements			True Cash Value =	2,197

2026 Est. T.C.V. 009-016-023-70 = 27,197

Est. TCV/Total Floor Area = 18.89

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
10,200	10,200	10,200	5,282	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,400	0	0	142	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,600	13,600	13,600	5,424	5,424	0	

009-016-023-80	2026 Est. T.C.V.	GUNNERSON MATTHEW & TRAVIS
Property Class: 402		X S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC. 16 T22N, R8W BEG 1453.47 FT N OF S/4 COR, TH N TO S LINE OF N/2 OF N/2 OF N/2 OF SW/4, TH E 508..47 FT, S TO A PT 508.47 FT W OF POB, TH E TO POB. 9.998 AC M/L
Split on 11/26/2007 from 009-016-023-00;

Split/Comb. on 11/26/2007 completed 11/26/2007 RAY ;
Parent Parcel(s): 009-016-023-00;
Child Parcel(s): 009-016-023-80;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>40@	\$3800	10.00	Acres	3800	100			38,000
		10.00	Total Acres				Total Est. Land Value =	38,000

2026 Est. T.C.V. 009-016-023-80 = 38,000

Est. TCV/Total Floor Area = 26.39

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
18,500	18,500	18,500	11,366	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	306	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,000	19,000	19,000	11,672	11,672	0	

009-016-024-00	2026 Est. T.C.V.	GUNNERSON GAY D
Property Class: 401		9954 W KELLY RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 16 T22N R8W SW 1/4 OF SW 1/4 OF SW 1/4. 10A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.00	Acres		5600	100		56,000
		10.00	Total Acres				Total Est. Land Value =	56,000

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost

Other Additions/Adjustments

Plumbing

3 Fixture Bath	1	-3,128	-1,720

Garages

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

Base Cost	384	12,403	6,822
Common Wall: 1 Wall	1	-1,777	-977
No Concrete Floor	384	-2,097	-1,153

Class: D Exterior: Pole (Unfinished)

Base Cost	1950	36,504	20,077
No Concrete Floor	1950	-10,647	-5,856

Class: D Exterior: Pole (Unfinished)

Base Cost	1200	22,464	12,355
No Concrete Floor	1200	-6,552	-3,604

Totals:	47,170	25,944

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 31,911
 1% Completed => Est. True Cash Value 2026 = 319

2026 Est. T.C.V. 009-016-024-00 = 56,319

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
25,100	25,100	25,100	3,077	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,100	0	0	83	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,200	28,200	28,200	3,160	3,160	0	

009-016-024-30	2026 Est. T.C.V.	STAATS DONALD J & ELIZABETH J
Property Class: 201		2761 S LACHANCE RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 16 T22N R8W N 660 FT OF W 990 FT OF SW 1/4 OF SW 1/4. 15A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 20A M/L	3800	15.00	Acres	3800	100			57,000
		15.00	Total Acres				Total Est. Land Value =	57,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.09	400	50	1,618
Metal Prefab	15.80	192	50	1,517
Wood Frame	22.32	756	50	8,437
Total Estimated Land Improvements				True Cash Value = 11,572

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 0

(11) Heating System: Forced Warm Air

Ground Area = 2487 SF Floor Area = 2487 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	960		
Addition	Siding	Crawl	960		
Addition	Siding	Crawl	567		
			Total:	186,994	65,447

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,010	353

Water/Sewer

1000 Gal Septic	1	4,689	1,641
Water Well, 100 Feet	1	5,734	2,007

Deck

Treated Wood	72	2,062	722
Treated Wood	40	1,540	539

Built-Ins

Appliance Allow.	1	2,713	950

Totals: 204,742 71,659

Notes:

ECF (201B COMMERCIAL GROUP B) 0.940 => TCV: 67,359

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1985
Description of Occupancy: CAL 210, WITH SCALE

Costs are taken from the Warehouses - Storage cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D	Quality: Low Cost	
Stories: 1	Story Height: 10	Perimeter: 268

Base Rate for Upper Floors = 36.22

Adjusted Square Foot Cost for Upper Floors = 36.22

Total Floor Area: 4,000 Base Cost New of Upper Floors = 144,880

Reproduction/Replacement Cost = 144,880

Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Parcel Number: 009-016-024-30

Page: 2

Total Depreciated Cost = 86,928

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI14/SERS/DEQU/HOI/FRAL/HBUSL	35000.00	1	1.00	100	35,000

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 1 = 129,244
 Replacement Cost/Floor Area= 44.97 Est. TCV/Floor Area= 32.31

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0
 Description of Occupancy: CAL 210

Costs are taken from the Warehouses - Storage cost schedules.

<<<<< Calculator Cost Computations >>>>>
 Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 10 Perimeter: 160

Base Rate for Upper Floors = 32.61

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.42 100%
 Adjusted Square Foot Cost for Upper Floors = 38.03

Total Floor Area: 2,100 Base Cost New of Upper Floors = 79,863

Reproduction/Replacement Cost = 79,863
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
 Total Depreciated Cost = 47,918

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 2 = 50,793
 Replacement Cost/Floor Area= 38.03 Est. TCV/Floor Area= 24.19

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 1985
 Description of Occupancy: STORGE W/LIFT

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

<<<<< Calculator Cost Computations >>>>>
 Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 14 Perimeter: 208
 Overall Building Height: 14

Base Rate for Upper Floors = 18.27

Adjusted Square Foot Cost for Upper Floors = 18.27

Total Floor Area: 2,604 Base Cost New of Upper Floors = 47,575

Reproduction/Replacement Cost = 47,575
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
 Total Depreciated Cost = 28,545

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI14/SERS/DEQU/HOI/GDRI/AAUTL	15200.00	1	1.00	100	15,200

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 3 = 46,370
 Replacement Cost/Floor Area= 24.11 Est. TCV/Floor Area= 17.81

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 0
 Description of Occupancy: EAST SIDE OF LOT

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

<<<<< Calculator Cost Computations >>>>>
 Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 10 Perimeter: 194

Base Rate for Upper Floors = 17.53

Adjusted Square Foot Cost for Upper Floors = 17.53

Parcel Number: 009-016-024-30

Page: 3

Total Floor Area: 2,090 Base Cost New of Upper Floors = 36,637

Reproduction/Replacement Cost = 36,637

Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
Total Depreciated Cost = 21,982

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 4 = 23,301

Replacement Cost/Floor Area= 17.53 Est. TCV/Floor Area= 11.15

Cost Estimates for Commercial/Industrial Building/Section: 5 Built 0

Description of Occupancy: PERMIT 20210590

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 16 Perimeter: 280

Base Rate for Upper Floors = 18.28

Adjusted Square Foot Cost for Upper Floors = 18.28

Total Floor Area: 4,200 Base Cost New of Upper Floors = 76,776

Reproduction/Replacement Cost = 76,776

Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0
Total Depreciated Cost = 62,956

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 5 = 66,734

Replacement Cost/Floor Area= 18.28 Est. TCV/Floor Area= 15.89

Total Estimated True Cash Value of Commercial/Industrial Buildings = 316,442

2026 Est. T.C.V. 009-016-024-30 = 452,373

Est. TCV/Total Floor Area = 25.88

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
185,800	185,800	185,800	66,200	2.70		
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	40,400	0	0	1,787	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
226,200	226,200	226,200	67,987	67,987	0	

009-016-024-60	2026 Est. T.C.V.	WIGGINS JON
Property Class: 401		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 16 T22N R8W E 1/2 OF E 1/2 OF SW 1/4 OF SW 1/4 & S 1/2 OF W 1/2 OF E 1/2 OF SW 1/4 OF SW 1/4. 15 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		15.00	Acres	5600	100			84,000
		15.00	Total Acres				Total Est. Land Value =	84,000

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1973

(11) Heating System: Wall Furnace

Ground Area = 720 SF Floor Area = 720 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	720		
			Total:	49,935	17,477

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	268	3,141	1,099

Water/Sewer

1000 Gal Septic	1	4,689	1,641
Water Well, 50 Feet	1	3,344	1,170

Deck

Treated Wood	96	2,414	1,086	*45% Good

Built-Ins

Appliance Allow.	1	2,713	950

Totals: 66,236 23,423

Notes: 12X60

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 22,018

Cost Est. for Res. Bldg: 2 Mobile Home HUD Cls Average Blt 1971

(11) Heating System: Wall Furnace

Ground Area = 600 SF Floor Area = 600 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	600		
			Total:	43,381	15,182

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	124	1,453	509

Water/Sewer

1000 Gal Septic	1	4,689	1,641
Water Well, 50 Feet	1	3,344	1,170

Deck

Treated Wood	48	1,667	750	*45% Good

Built-Ins

Appliance Allow.	1	2,713	950

Totals: 57,247 20,202

Parcel Number: 009-016-024-60

Page: 2

Notes: 12X50 INVADER

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 18,990

2026 Est. T.C.V. 009-016-024-60 = 125,008

Est. TCV/Total Floor Area = 94.70

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
53,800	53,800	53,800	27,102	2.70		
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	8,700	0	0	731	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
62,500	62,500	62,500	27,833	27,833	0	

009-016-025-00	2026 Est. T.C.V.	GUNNERSON STEVEN R ETAL
Property Class: 402		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 16 T22N R8W N 1/2 OF N 1/2 OF N 1/2 OF SW 1/4 EXC W 265 FT IF N 300 FT THOF.
18.1749A. (3*1998)

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$5000	18.17 Acres		5000	100		90,850
			18.17 Total Acres				Total Est. Land Value =	90,850

Ag. Bld 1 0, Lean-To Loafing Shed Class:D,Pole Quality:Low Cost
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	3.38	1800	6,084
Default Walls	5.26	1350	7,101

Phy/Ab.Phy/Func/Econ/Comb. % Good=50/100/100/100/50 Depr. Cost = 6,593
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 6,131

Total Estimated True Cash Value of Agricultural Buildings = 6,131

2026 Est. T.C.V. 009-016-025-00 = 96,981

Est. TCV/Total Floor Area = 73.47

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
36,500	36,500	36,500	12,424	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	12,000	0	0	335	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,500	48,500	48,500	12,759	12,759	0	

009-016-025-90	2026 Est. T.C.V.	ANEJA RAJESH
Property Class: 201		2555 S LACHANCE RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 16 T22N R8W W 235 FT OF N 290 FT OF N 1/2 OF N 1/2 OF N 1/2 OF SW 1/4.
1.5645A. (0*1998)
Split on 11/16/2006 into 009-016-025-99;

Split/Comb. on 11/16/2006 completed 11/16/2006 RAY (Adjacent owner)

Parent Parcel(s): 009-016-025-90;
Child Parcel(s): 009-016-025-99;

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	235.00	290.00	1.0000	0.0000	0	100*		0
COMMERCIAL <2A M/L		1.56 Acres	18000	100				28,170
* denotes lines that do not contribute to the total acreage calculation.								
235 Actual Front Feet, 1.56 Total Acres Total Est. Land Value =								28,170

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.86	5000	100	14,300
D/W/P: 4in Ren. Conc.	7.26	12806	100	92,972
Wood Frame	23.74	144	50	1,709
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	88	0
Total Estimated Land Improvements True Cash Value =				108,981

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1997
Description of Occupancy: CAL 116

Costs are taken from the Markets - Convenience cost schedules.

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 1 Story Height: 8 Perimeter: 324

Base Rate for Upper Floors = 106.22

(10) Heating system: Forced Air Furnace Cost/SqFt: 8.62 100%
Adjusted Square Foot Cost for Upper Floors = 114.84

Total Floor Area: 4,722 Base Cost New of Upper Floors = 542,275

Reproduction/Replacement Cost = 542,275
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0
Total Depreciated Cost = 216,910

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercials

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost
(39) Miscellaneous						
Canopies & Marquees:						
Wood Frame	1 Up	33.50	603	1.000	1.000	20,201
Miscellaneous Built-in Construction:						
Cold Storage, for each inch over 2" add	2 Up	0.00	2026	1.000	1.000	0

Total Cost of Lump-Sum Items = 20,201
Total Cost New = 20,201

Architectural Multiplier: 0.50

Reproduction/Replacement Cost = 10,100
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0

Parcel Number: 009-016-025-90

Page: 2

Total Depreciated Cost = 4,040

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
Undergrnd Stg Tank	20000.00	2	0.70	50	14,000

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 1 = 385,318
Replacement Cost/Floor Area= 122.91 Est. TCV/Floor Area= 81.60

Total Estimated True Cash Value of Commercial/Industrial Buildings = 385,318

2026 Est. T.C.V. 009-016-025-90 = 522,469

Est. TCV/Total Floor Area = 110.65, Most recent sale 09/01/2020 for 1

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
236,200	236,200	236,200	168,730	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	25,000	0	4,555	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
261,200	261,200	261,200	173,285	173,285	0

009-016-025-99	2026 Est. T.C.V.	GUNNERSON JOANN &
Property Class: 402		2555 S LACHANCE RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 16 T22N R8W W 265 FT OF N 300 FT OF N 1/2 OF N 1/2 OF N 1/2 OF SW 1/4 EXC W
 235 FT OF N 290 FT THEREOF. .2606A. (0*2006)
 Split on 11/16/2006 from 009-016-025-90;

Split/Comb. on 11/16/2006 completed 11/16/2006 RAY (From Adjacent Owner)

;
 Parent Parcel(s): 009-016-025-90;
 Child Parcel(s): 009-016-025-99;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	30.00	300.00	1.6069	0.9306	250	100		11,215
30 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	11,215

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.01	100	50	800
Total Estimated Land Improvements True Cash Value =				800

2026 Est. T.C.V. 009-016-025-99 = 12,015

Est. TCV/Total Floor Area = 2.54

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
4,800	4,800	4,800	1,428	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,200	0	0	38	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,000	6,000	6,000	1,466	1,466	0	

009-016-026-00	2026 Est. T.C.V.	BAKER RICKY C
Property Class: 401		9662 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 16 T22N R8W SE 1/4 OF SW 1/4 EXC THAT PART OF BEG 653.47 FT N OF SE COR TH N 800 FT, W 800FT, S 800 FT, E 800 FT TO POB LYING S'LY OF S 1/8 LINE. 27.88A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia INFERIOR@	\$1400	20.00	Acres		1400	100		28,000
Residentia 18 -29 @	\$5000	7.88	Acres		5000	100		39,400
27.88 Total Acres Total Est. Land Value =								67,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.87	576	50	8,314
Total Estimated Land Improvements True Cash Value =				8,314

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 1988

(11) Heating System: Wall Furnace

Ground Area = 980 SF Floor Area = 980 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=44/100/100/100/44

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	980		
			Total:	77,325	34,024

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	168	2,070	911

Plumbing

Average Fixture(s)	1	1,293	569

Water/Sewer

1000 Gal Septic	1	5,433	2,391
Water Well, 50 Feet	1	3,351	1,474

Garages

Class: BC Exterior: Pole (Unfinished)

Base Cost	832	27,622	12,154

Built-Ins

Appliance Allow.	1	3,899	1,716

Totals:	120,993	53,239

Notes: 1988 REDMAN

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 50,045

2026 Est. T.C.V. 009-016-026-00 = 125,759

Est. TCV/Total Floor Area = 128.33, Most recent sale 02/26/2013 for 14,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
53,100	53,100	53,100	39,791	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	9,800	0	0	1,074	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
62,900	62,900	62,900	40,865	40,865	0

009-016-026-70	2026 Est. T.C.V.	VERTICAL BRIDGE TOWERS V LLC
Property Class: 201		9590 W KELLY RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 16 T22N R8W BEG 653.47 FT N OF SE COR OF SW 1/4 TH N 800 FT, W 800 FT, S 800 FT, E 800 FT TO POB. 14.69A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 10A M/L	3800	14.69	Acres	3800	100			55,822
14.69 Total Acres Total Est. Land Value =								55,822

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.12	6000	94	11,957

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
TOWER \$382,083 YEAR 2000	1.00	374441	100	374,441
/CI16/YARI/CHALF/08'/29	31.25	591	100	18,469
/CI16/YARI/CHALF/08'/3	4.54	611	100	2,774
/CI16/YARI/CHALF/08'/GATW15	1,500.00	1	100	1,500
/CI16/YARI/CHALF/08'/GATW5	805.00	1	100	805
Total Estimated Land Improvements True Cash Value =				409,946

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2006

Description of Occupancy: EQUIPMENT BLDG

Costs are taken from the Warehouses - Storage cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: C Quality: Average
 Stories: 1 Story Height: 10 Perimeter: 80

Base Rate for Upper Floors = 81.96

(10) Heating system: Package Heating & Cooling Cost/SqFt: 28.02 100%
 Adjusted Square Foot Cost for Upper Floors = 109.98

Total Floor Area: 306 Base Cost New of Upper Floors = 33,654

Reproduction/Replacement Cost = 33,654
 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0
 Total Depreciated Cost = 30,289

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 1 = 49,673
 Replacement Cost/Floor Area= 109.98 Est. TCV/Floor Area= 162.33

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2006

Description of Occupancy: EQUIPMENT BLDG

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: C Quality: Average
 Stories: 1 Story Height: 10 Perimeter: 55

Base Rate for Upper Floors = 61.96

(10) Heating system: Package Heating & Cooling Cost/SqFt: 21.28 100%
 Adjusted Square Foot Cost for Upper Floors = 83.24

Total Floor Area: 192 Base Cost New of Upper Floors = 15,982

Reproduction/Replacement Cost = 15,982
 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0
 Total Depreciated Cost = 14,384

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 2 = 23,589
 Replacement Cost/Floor Area= 83.24 Est. TCV/Floor Area= 122.86

Parcel Number: 009-016-026-70

Page: 2

Total Estimated True Cash Value of Commercial/Industrial Buildings = 73,262

2026 Est. T.C.V. 009-016-026-70 = 539,030

Est. TCV/Total Floor Area = 1082.39, Most recent sale 05/24/2022 for 176,239

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
277,100	277,100	277,100	269,446	2.70		
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	-7,600	0	0	54	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
269,500	269,500	269,500	276,721	269,500	0	

009-016-027-00	2026 Est. T.C.V.	BARRINGER HAROLD & BARRINGER LINDA
Property Class: 401		2610 S BLODGET RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 16 T22N R82 (8*2020) NW 1/4 OF SE 1/4 W 1/2 OF NE 1/4 OF SE 1/4 EXCEPT S 660 FT OF E 220 FT THOF, & S 1/2 OF S 1/2 OF NE 1/4 OF NE 1/4 OF SE 1/4. 59.1667 A
 009-016-027-00 SPLIT PART TO -95
 FORMERLY . SEC 16 T22N R8W NW 1/4 OF SE 1/4 W 1/2 OF NE 1/4 OF SE 1/4 & S 1/2 OF S 1/2 OF NE 1/4 OF NE 1/4 OF SE 1/4. 62.50 A.

Split/Comb. on 08/27/2020 completed 08/27/2020 TIM ;
 Parent Parcel(s): 009-016-027-00;
 Child Parcel(s): 009-016-027-95;

 8/2020 SPLIT 3.3333 A TO -027-95

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3800	59.04	Acres	3800	100			224,360
Residentia ROW @ ZERO		0.13	Acres	0	100			0
		59.17	Total Acres				Total Est. Land Value =	224,360

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1960

(11) Heating System: Space Heater
 Ground Area = 1188 SF Floor Area = 1188 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,188		
			Total:	122,333	73,400

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	949	569

Water/Sewer			
1000 Gal Septic	1	3,947	2,368
Water Well, 50 Feet	1	3,212	1,927

Garages

Class: D Exterior: Pole (Unfinished)			
Base Cost	360	8,600	5,160

Built-Ins

Appliance Allow.			
	1	1,543	926

Fireplaces

Exterior 1 Story			
	1	4,680	2,808

Totals:	145,264	87,158

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	107,205

2026 Est. T.C.V. 009-016-027-00	=	331,565

Est. TCV/Total Floor Area = 279.10

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
155,600	155,600	155,600	85,646	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,200	0	0	2,312	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
165,800	165,800	165,800	87,958	87,958	87,958	

009-016-027-95	2026 Est. T.C.V.	HANNA LESLIE L
Property Class: 402		S BLODGET RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC16T22NR8W (0*2020) S 660 FT OF E 220 FT OF W 1/2 OF NE1/4 OF SE 1/4 3.3333 A
SPLIT ON 08/27/2020 FROM 009-016-027-00;

Split/Comb. on 08/27/2020 completed 08/27/2020 TIM ;
Parent Parcel(s): 009-016-027-00;
Child Parcel(s): 009-016-027-95;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors * 220' X 660'

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia INFERIOR@	\$1400	3.33 Acres	1400	100				4,666
		3.33 Total Acres			Total Est. Land Value =			4,666

2026 Est. T.C.V. 009-016-027-95 = 4,666

Est. TCV/Total Floor Area = 3.93, Most recent sale 09/23/2020 for 1,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
2,300	2,300	2,300	2,273	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	27	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,300	2,300	2,300	2,334	2,300	2,300	

009-016-028-00	2026 Est. T.C.V.	HANNA JAMES D
Property Class: 401		2540 S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 16 T22N R8W S 1/2 OF N 1/2 OF NE 1/4 OF NE 1/4 OF SE 1/4. 2 1/2 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	165.00	660.00	1.0493	1.1334	110	100		21,584
165 Actual Front Feet, 2.50 Total Acres							Total Est. Land Value =	21,584

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.39	160	50	1,871

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,821

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 696 SF Floor Area = 696 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Mich Bsmnt.	648		
1 Story	Siding	Crawl Space	48		
			Total:	94,080	62,322

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711
2 Fixture Bath	1	2,502	1,501

Water/Sewer

1000 Gal Septic	1	4,386	2,632
Water Well, 50 Feet	1	3,344	2,006

Porches

WGEP (1 Story)	100	9,343	5,606

Garages

Class: CD Exterior: Pole (Finished)

Door Opener	2	935	561
Base Cost	1200	33,888	20,333

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Wood Stove	1	2,107	1,264

Totals: 153,667 92,199

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 113,405

2026 Est. T.C.V. 009-016-028-00 = 137,810

Est. TCV/Total Floor Area = 198.00, Most recent sale 10/31/2017 for 70,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
59,600	59,600	59,600	38,262	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	9,300	0	0	1,033	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
68,900	68,900	68,900	39,295	39,295	39,295	

009-016-029-00	2026 Est. T.C.V.	DENMAN ADAM
Property Class: 401		2730 S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 16 T22N R8W S 1/2 OF SE 1/4 OF NE 1/4 OF SE 1/4, & PCL B-1 OF SURVEY AS
 SHOWN IN LIBER S-5 PG 19 EXC PCL A-1 AS SHOWN IN BOOK OF SURVEYS AT S-5 P19
 .5.01 AC. M/L

SPLIT ON 01/02/2008 INTO 009-016-029-99;

Split/Comb. on 01/02/2008 completed 01/02/2008 RAY (Exempt..Adj Owner)

;
 Parent Parcel(s): 009-016-029-00;
 Child Parcel(s): 009-016-029-99;

 08/27/2008 009-016-33-99 Combined with this parcel.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	662.00	0.8823	1.1342	110	100		36,327
330 Actual Front Feet, 5.01 Total Acres							Total Est. Land Value =	36,327

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	320	50	1,035
D/W/P: 4in Ren. Conc.	7.33	66	50	242
Wood Frame	24.57	128	50	1,572
Wood Frame	33.62	48	50	807
Total Estimated Land Improvements True Cash Value =				3,656

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1996

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1824 SF Floor Area = 1824 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	552		
1 Story	Siding	Crawl Space	552		
1 Story	Siding	Slab	720		
		Total:		201,070	140,748

Other Additions/Adjustments

Plumbing	Average Fixture(s)	1	1,185	829

Water/Sewer	1000 Gal Septic	1	4,386	3,070
	Water Well, 50 Feet	1	3,344	2,341

Garages

Class: CD Exterior: Pole (Unfinished)	Door Opener	1	468	328
	Base Cost	1200	25,428	17,800

Fireplaces

Wood Stove	1	2,107	1,475

Carports

Aluminum	800	10,536	7,375

Totals:	248,524	173,966

Notes: 2018 ADDITION

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 213,978

Parcel Number: 009-016-029-00

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2026 Est. T.C.V. 009-016-029-00 = 253,961
 Est. TCV/Total Floor Area = 139.23, Most recent sale 01/27/2017 for 55,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
108,000	108,000	108,000	72,282	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,000	0	0	1,951	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
127,000	127,000	127,000	74,233	74,233	74,233

009-016-030-00	2026 Est. T.C.V.	TAYLOR BRIAN K & LORI
Property Class: 402		2658 S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 16 T22N R8W N 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4 OF SE 1/4. 2.50 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	165.00	662.00	1.0493	1.1342	110	100		21,600
165 Actual Front Feet, 2.51 Total Acres							Total Est. Land Value =	21,600

2026 Est. T.C.V. 009-016-030-00 = 21,600

Est. TCV/Total Floor Area = 11.84, Most recent sale 07/10/2020 for 9,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
8,800	8,800	8,800	3,520	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,000	0	95	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,800	10,800	10,800	3,615	3,615	0	

009-016-031-00
 Property Class: 402
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

KOŁODZIEJ PATRICIA TRUST
 S BLODGETT RD
 LAKE CITY, MI 49651

. SEC 16 T22N R8W N 1/2 OF S 1/2 OF NE 1/4 OF NE 1/4 OF SE 1/4. 2.50 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	165.00	662.00	1.0493	1.1342	110	100		21,600
165 Actual Front Feet, 2.51 Total Acres							Total Est. Land Value =	21,600

2026 Est. T.C.V. 009-016-031-00

= 21,600

Est. TCV/Total Floor Area = 11.84

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
8,800	8,800	8,800	3,520	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,000	0	95	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
10,800	10,800	10,800	3,615	3,615	0

009-016-032-00	2026 Est. T.C.V.	WEED PAULA K
Property Class: 401		2520 S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 16 T22N R8W N 1/2 OF N 1/2 OF NE 1/4 OF NE 1/4 OF SE 1/4. 2.50 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	165.00	662.00	1.0493	1.1342	110	100		21,600
165 Actual Front Feet, 2.51 Total Acres							Total Est. Land Value =	21,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	2247	0	0
Wood Frame	23.07	350	50	4,037
Wood Frame	33.65	72	50	1,211

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements				10,248

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 1991

(11) Heating System: Wall Furnace

Ground Area = 938 SF Floor Area = 938 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=44/100/100/100/44

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	938		
			Total:	76,560	33,687

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	162	1,996	878

Plumbing

Average Fixture(s)	1	1,293	569

Water/Sewer

1000 Gal Septic	1	5,433	2,391
Water Well, 50 Feet	1	3,351	1,474

Porches

WCP (1 Story)	208	9,395	4,134
Foundation: Shallow	208	-1,344	-591

Deck

Treated Wood	100	2,616	1,151

Built-Ins

Appliance Allow.	1	3,899	1,716

Totals: 103,199 45,409

Notes: HUD WITH POLE SUPPORTED ROOF STRUCTURE

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 42,684

Cost Est. for Res. Bldg: 2 Single Family GRG Cls C Blt 2020

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

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

Parcel Number: 009-016-032-00

Page: 2

Porches

CCP (1 Story)	368	9,465	8,992

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	1800	42,570	40,441

Totals:	52,035	49,433

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	60,803

2026 Est. T.C.V. 009-016-032-00	=	135,335

Est. TCV/Total Floor Area = 144.28, Most recent sale 12/01/2010 for 28,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
55,500	55,500	55,500	31,951	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,200	0	862	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
67,700	67,700	67,700	32,813	32,813	32,813

009-016-033-00 2026 Est. T.C.V. HANNA LESLIE L & HAUGHT EVE L
 Property Class: 401 2670 S BLODGETT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 16 T22N R8W S 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4 OF SE1/4, & PCL A-1 AS
 SHOWN IN BOOK OF SURVEYS AT S-5 P19, EXC PCL B-1 OF SURVEY AS SHOWN IN LIBER
 S-5 PG 19.

2.49 Ac. M/L

Split on 01/02/2008 into 009-016-033-99;

 08-28-08 Combine 009-016-029-99 with this pcl.

Split/Comb. on 01/02/2008 completed 01/02/2008 RAY (Exempt..Adj Owner)

;

Parent Parcel(s): 009-016-033-00;

Child Parcel(s): 009-016-033-99;

 08/27/2008 009-016-029-99 Combined with this parcel.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	165.00	657.36	1.0493	1.1322	110	100		21,562
165 Actual Front Feet, 2.49 Total Acres					Total Est.		Land Value =	21,562

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1368 SF Floor Area = 1368 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,368		
			Total:	184,831	120,140

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770
3 Fixture Bath	1	3,721	2,419

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 50 Feet	1	3,344	2,174

Deck

Treated Wood	178	3,612	2,348

Garages

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

Base Cost	528	20,217	13,141
Common Wall: 1 Wall	1	-2,421	-1,574

Class: CD Exterior: Pole (Unfinished)

Base Cost	1200	25,428	16,528

Built-Ins

Appliance Allow.	1	1,897	1,233

Totals: 246,200 160,030

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 196,837

2026 Est. T.C.V. 009-016-033-00 = 218,399

Est. TCV/Total Floor Area = 159.65

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
92,700	92,700	92,700	46,903	2.70

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-016-033-00

Page: 2

0	16,500	0	0	1,266	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
109,200	109,200	109,200	48,169	48,169	48,169

009-016-034-01	2026 Est. T.C.V.	CARPTENTER-THOMPSON MITCH
Property Class: 401		9100 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

REMAINDER PARCEL AS SHOWN IN LIBER S6P250 SEC 16 T22N R8W 29.67 A
SPLIT ON 09/10/2025 FROM 009-016-034-00;

Split/Comb. on 09/10/2025 completed 09/10/2025 TIM ;
Parent Parcel(s): 009-016-034-00;
Child Parcel(s): 009-016-034-01, 009-016-034-05;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3800	29.67	Acres	3800	100			112,746
		29.67	Total Acres				Total Est. Land Value =	112,746

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.65	228	50	2,468
				Total Estimated Land Improvements True Cash Value = 2,468

Cost Est. for Res. Bldg: 1 Single Family LOG Cls CD Blt 1846

(11) Heating System: Wall/Floor Furnace
Ground Area = 576 SF Floor Area = 576 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Crawl Space	576		
			Total:	76,604	42,133

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	652

Water/Sewer

1000 Gal Septic	1	4,386	2,412
Water Well, 50 Feet	1	3,344	1,839

Garages

Class: CD Exterior: Pole (Unfinished)			
Base Cost	768	17,610	9,685
Class: CD Exterior: Pole (Unfinished)			
Base Cost	1024	21,699	11,934
No Concrete Floor	1024	-6,134	-3,374
	Totals:	118,694	65,281

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCv: 80,296

2026 Est. T.C.V. 009-016-034-01 = 195,510

Est. TCv/Total Floor Area = 339.43

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	41,463	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
97,800	0	0	0	97,800	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
97,800	97,800	97,800	42,582	97,800	0	

009-016-034-05	2026 Est. T.C.V.	CARPENTER-THOMPSON MITCH
Property Class: 401		9040 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PCL A OF THE SURVEY RECORDED IN LIBER S6P250 SEC 16 T22N R8W 2.46 A
 SPLIT ON 09/10/2025 FROM 009-016-034-00;

Split/Comb. on 09/10/2025 completed 09/10/2025 TIM ;
 Parent Parcel(s): 009-016-034-00;
 Child Parcel(s): 009-016-034-01, 009-016-034-05;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	291.31	297.02	0.9103	0.9283	110	100		27,077
291 Actual Front Feet,	1.99	Total Acres			Total Est.		Land Value =	27,077

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.05	500	50	1,512
Wood Frame	22.16	120	50	1,329
Total Estimated Land Improvements				True Cash Value = 2,841

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

(11) Heating System: Electric Baseboard
 Ground Area = 1080 SF Floor Area = 1080 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,080		
			Total:	130,610	97,956

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	889
2 Fixture Bath	1	2,502	1,876

Water/Sewer

1000 Gal Septic	1	4,386	3,289
Water Well, 100 Feet	1	5,415	4,061

Porches

WCP (1 Story)	160	6,554	4,915

Garages

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

Base Cost	576	19,077	14,308

Built-Ins

Appliance Allow.	1	1,897	1,423

Breezeways

Frame Wall	96	5,645	4,234

Totals:	177,271	132,951

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 131,621

2026 Est. T.C.V. 009-016-034-05 = 161,539

Est. TCV/Total Floor Area = 149.57

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	29,552	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
80,800	0	0	0	80,800	0	

Parcel Number: 009-016-034-05

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	80,800	80,800	80,800	30,349	80,800	0

009-016-034-50	2026 Est. T.C.V.	SHERMAN DAVID P JR
Property Class: 402		S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2012-1590 WD Commencing at the SE corner of Section 16, T22N, R8W, Thence N00°04'57"E 330.02 feet along the East line of said Section 16 to the point of beginning; Thence N89° 17'07"W 396.02 feet parallel to the South line of said Section 16, Thence N00°04'57"E 327.62 feet parallel to said East section line; Thence S89°17'07"E 396.02 feet parallel to said South section line to a point on said East section line; Thence S00°04'57:W 327.62 feet along said East section line to the point of Beginning. Lake Township, Missaukee County, Michigan.

FORMERLY ABBREVIATED AS

SEC 16 T22N R8W (0*2005) BEG N 0D 04' 57" E 330.02 FT FROM SE COR, TH N 89D 17'07" W 396.02 FT; N 0D 04'57" E 327.62 FT, S 89D 17'07" E 396.02 FT, S 0D 04' 57" W 327.62 FT TO POB. --2.9785 A--

05 Split 2.98 Ac from 034-00 for 06

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	328.00	396.02	0.8837	0.9975	110	100		31,803
328 Actual Front Feet, 2.98 Total Acres					Total Est.		Land Value =	31,803

2026 Est. T.C.V. 009-016-034-50	=	31,803

Est. TCV/Total Floor Area = 29.45, Most recent sale 04/27/2012 for 10,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
13,000	13,000	13,000	7,037	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,900	0	189	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,900	15,900	15,900	7,226	7,226	7,226	

009-016-034-60	2026 Est. T.C.V.	GUNNERSON MATTHEW
Property Class: 401		9402 W KELLY RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 16 T22N R8W (0*2001) W 660 FT OF SW 1/4 OF SE 1/4. 20A. AND 2011 EXEMPT
TRANSFER FROM 016-034-00 ADDING W 165' OF E 1/2 OF SW 1/4 OF SE 1/4 SECT 16 TWP
22N RNG 8W 5 AC MOL

2011: EXEMPT LAND TRANSFER OF PARCEL LINE FROM 009-016-34-00.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia INFERIOR	\$1400	25.00	Acres	1400	100			35,000
		25.00	Total Acres				Total Est. Land Value =	35,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.51	200	50	1,951
				Total Estimated Land Improvements True Cash Value = 1,951

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1979

(11) Heating System: Forced Warm Air
Ground Area = 1458 SF Floor Area = 1458 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	840		
Addition	Siding	Crawl	618		
			Total:	81,817	28,637

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	168	1,875	656

Plumbing

Average Fixture(s)	1	783	274

Water/Sewer

1000 Gal Septic	1	4,109	1,438
Water Well, 50 Feet	1	3,344	1,170

Porches

WGEP (1 Story)	144	8,915	3,120
Foundation: Shallow	144	-1,054	-369

Built-Ins

Appliance Allow.	1	1,607	562

Totals:	101,396	35,488

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:	33,359

2026 Est. T.C.V. 009-016-034-60	=	70,310

Est. TCV/Total Floor Area = 48.22

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
31,600	31,600	31,600	25,365	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,600	0	684	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,200	35,200	35,200	26,049	26,049	0	

009-016-034-80	2026 Est. T.C.V.	SUMMERS JAMES E
Property Class: 402		S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 16 T22N R8W N 665 FT OF E 1324.22 FT OF S 1/2 OF SE 1/4 EXC E 662.11 FT
THOF. 10.108A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	660.00	660.00	1.0000	0.0000	110	100*		0
Residentia 8 - 17 @\$5600		10.11 Acres			5600	100		56,616
* denotes lines that do not contribute to the total acreage calculation.								
660 Actual Front Feet, 10.11 Total Acres								
Total Est. Land Value =								56,616

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/PATR/W00IBCL	13.30	240	100	3,192
Total Estimated Land Improvements True Cash Value =				3,192

2026 Est. T.C.V. 009-016-034-80 = 59,808

Est. TCV/Total Floor Area = 41.02

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
26,400	26,400	26,400	3,984	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,500	0	107	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,900	29,900	29,900	4,091	4,091	0	

009-016-034-90	2026 Est. T.C.V.	MOORE TROY & KINA
Property Class: 401		2840 S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 16 T22N R8W N 665 FT OF E 662.11 FT OF S 1/2 OF SE 1/4. 10.108A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.11	Acres		5600	100		56,616
		10.11	Total Acres				Total Est. Land Value =	56,616

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.39	256	50	2,738
Wood Frame	21.39	256	50	2,738
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				6,446

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 2001

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 884 SF Floor Area = 1105 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	884		
			Total:	143,882	123,738

Other Additions/Adjustments

Recreation Room	884	16,071	8,035
Plumbing			
Average Fixture(s)	1	1,185	1,019
2 Fixture Bath	1	2,502	2,152
Water/Sewer			
1000 Gal Septic	1	4,386	3,772
Water Well, 100 Feet	1	5,415	4,657
Deck			
Treated Wood	572	7,762	6,675
Treated Wood	33	1,351	1,162
Treated Wood	42	1,542	1,326

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	352	13,478	11,591
Storage Over Garage	352	3,590	3,087
Class: CD Exterior: Pole (Unfinished)			
Base Cost	1200	25,428	21,868

Built-Ins

Appliance Allow.	1	1,897	1,631

Totals: 228,489 190,713

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 234,577

2026 Est. T.C.V. 009-016-034-90 = 297,639

Est. TCV/Total Floor Area = 269.36, Most recent sale 07/29/2011 for 75,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
129,700	129,700	129,700	66,753	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-016-034-90

Page: 2

0	19,100	0	0	1,802	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
148,800	148,800	148,800	68,555	68,555	68,555

009-017-001-00	2026 Est. T.C.V.	GUNERSON JOE PHIL (LE ETAL)
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W (0*1999) PCL A OF THE SURVEY RECORDED IN LIBER S-4 PP 123-124.
4.1A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	269.38	663.00	0.9283	1.1347	110	100		31,209
269 Actual Front Feet,	4.10	Total Acres			Total Est.	Land Value =		31,209

2026 Est. T.C.V. 009-017-001-00 = 31,209

Est. TCV/Total Floor Area = 28.24, Most recent sale 09/05/2002 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
12,800	12,800	12,800	6,338	2.70			
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	2,800	0	171	0			
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
15,600	15,600	15,600	6,509	6,509	0		

009-017-001-05 2026 Est. T.C.V. GUNNERSON JOE PHIL (LE ETAL)
 Property Class: 401 S LACHANCE RD
 Map #: LAKE TOWNSHIP ,

SEC 17 T22N R8W (0*1999) PCL B OF THE SURVEY RECORDED IN LIBER S-4 PP 123-124.
 3.33A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	220.00	660.00	0.9765	1.1334	110	100		26,782
220 Actual Front Feet, 3.33 Total Acres							Total Est. Land Value =	26,782

Cost Est. for Res. Bldg: 1 Mobile Home 1S Cls Low Blt 0

(11) Heating System: Wall Furnace

Ground Area = 605 SF Floor Area = 605 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	605		
			Total:	35,938	12,579

Other Additions/Adjustments

Water/Sewer

1000 Gal Septic	1	4,109	1,438

Totals: 40,047 14,017

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 13,176

2026 Est. T.C.V.	009-017-001-05	=	39,958
Est. TCV/Total Floor Area = 66.05, Most recent sale 09/05/2002 for 0			
2025 Assessed	MBOR	S.E.V.	Base for Cap
16,200	16,200	16,200	7,542
			2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	3,800	0	203
2026 Assessed	MBOR	S.E.V.	Capped
20,000	20,000	20,000	7,745
			7,745
			PRE/MBT
			0

009-017-001-10	2026 Est. T.C.V.	GUNNERSON JOE PHIL (LE ETAL)
Property Class: 401		S LACHANCE RD
Map #:	LAKE TOWNSHIP	,

SEC 17 T22N R8W (0*1999) PCL C OF THE SURVEY RECORDED IN LIBER S-4 PP 123-124.
5.11A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	337.26	660.00	0.8775	1.1334	110	100		36,897
337 Actual Front Feet, 5.11 Total Acres							Total Est. Land Value =	36,897

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	29.29	250	25	1,831
Total Estimated Land Improvements				True Cash Value = 1,831

2026 Est. T.C.V. 009-017-001-10 = 38,728

Est. TCV/Total Floor Area = 64.01, Most recent sale 09/05/2002 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
15,900	15,900	15,900	2,946	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,500	0	0	79	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
19,400	19,400	19,400	3,025	3,025	0

009-017-001-15	2026 Est. T.C.V.	GUNNERSON JOE PHIL (LE ETAL)
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W (0*1999) PCL D OF THE SURVEY RECORDED IN LIBER S-4 PP 123-124.
3.76A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>200	\$3800	3.76 Acres	3800	100				14,288
		3.76 Total Acres					Total Est. Land Value =	14,288

2026 Est. T.C.V. 009-017-001-15 = 14,288

Est. TCV/Total Floor Area = 23.62, Most recent sale 09/05/2002 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
7,000	7,000	7,000	5,341	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	100	0	144	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,100	7,100	7,100	5,485	5,485	0	

009-017-001-20	2026 Est. T.C.V.	WHEELER CASSIE
Property Class: 401		2088 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W BEG S 0 DEG 46'22"E 423.27 FT FROM NE COR OF NE 1/4 TH S 0 DEG 46'22"E 200 FT, N 87 DEG 29'10"W 656.04 FT, N 0 DEG 23' 42"W 200 FT, S 87 DEG 29'10"E 654.72 FT TO POB. 3A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$9000			3.00 Acres		9000	100		27,000
			3.00 Total Acres				Total Est. Land Value =	27,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.54	455	50	5,128
Wood Frame	27.13	140	50	1,899
				Total Estimated Land Improvements True Cash Value = 7,027

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1680 SF Floor Area = 1680 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,680		
			Total:	219,959	175,967

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 100 Feet	1	5,734	4,587

Deck

Treated Wood	60	1,887	1,510
Treated Wood	204	4,039	3,231

Built-Ins

Appliance Allow.	1	2,713	2,170

Fireplaces

Wood Stove	1	2,503	2,002

Totals: 247,424 197,938

Notes: 2002 SWEETHART MHD

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 195,959

2026 Est. T.C.V. 009-017-001-20 = 229,986

Est. TCV/Total Floor Area = 136.90, Most recent sale 07/01/2001 for 15,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
87,900	87,900	87,900	46,198	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	27,100	0	0	1,247	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
115,000	115,000	115,000	47,445	47,445	47,445	

009-017-001-30 2026 Est. T.C.V. WILDS TOM
 Property Class: 401 2040 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 17 T22N R8W (0*1999) PCL 1 OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6
 P-91. 1.01A.

SPLIT ON 10/06/2021 PARTS TO 009-017-001-31, 009-017-011-32, 009-017-011-33,
 009-017-001-35, 009-017-001-36.

FORMERLY 2018 BEG AT NE COR OF NE14/ TH N89DEG 43'01"W 1311.12', S 0DEG 23'42"E
 271.94FT, S 87DEG 29'10"E 1314.85' N 0DEG 46' 22" W 323.11' TO POB SEC17 T22N
 R8W

4/26/2017 COMBINATION REQUESTED BY TAXPAYER - HELEN SUTTON PIN 017-001-30 TO
 INCLUDE -31, -32, -33, -34, -35, -36, -37 FORMERLY SEC 17 T22N R8W (0*1999) BEG N
 89 DEG 43'01"W 1147.22 FT FROM NE COR TH S 0 DEG 23'42"E 278.88 FT, N 87 DEG
 29'10"W 164.1 FT, N 0 DEG 23'42"W 271.94 FT, S 89 DEG 43'01"E 163.9 FT TO POB.
 1.04A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	153.84	285.98	1.0678	0.9195	110	100		16,616
154 Actual Front Feet, 1.01 Total Acres							Total Est. Land Value =	16,616

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	576	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements				2,500

Cost Est. for Res. Bldg: 1 Duplex 1S Cls CD Blt 2019
 Exterior Units: 2 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 960 SF Floor Area = 960 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	960		
			Total:	221,504	102,998

Other Additions/Adjustments

Plumbing

Average Fixture(s)	2	2,371	2,205
3 Fixture Bath	1	3,721	3,461

Water/Sewer

2000 Gal Septic	1	8,792	8,177
Water Well, 100 Feet	1	5,415	5,036

Porches

WCP (1 Story)	84	4,156	3,865
WCP (1 Story)	84	4,156	3,865

Totals: 278,726 259,214

Notes: 2022 DUPLEX - POLE

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 256,622

2026 Est. T.C.V. 009-017-001-30 = 275,738

Est. TCV/Total Floor Area = 143.61, Most recent sale 05/25/2018 for 30,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
94,700	94,700	94,700	91,706	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	43,200	0	0	2,476	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

137,900

137,900

137,900

94,182

94,182

0

009-017-001-31 2026 Est. T.C.V. AVERILL JAMES & MARY
 Property Class: 401 2016 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 17 T22N R8W (0*2021) PCL 2 OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6
 P-91. 1.01A.

10/2021 SPLIT FROM 009-017-001-30

FORMERLY 4/26/2017 COMBINATION REQUESTED BY TAXPAYER - HELEN SUTTON PIN

017-001-30 TO INCLUDE -31, -32, -33, -34, -35, -36, -37 SEC 17 T22N R8W (0*1999)

BEG N 89 DEG 43'01"W 983.32 FT FROM NE COR TH S 0 DEG 23'42"E 284.67 FT, N 87

DEG 29'10"E 164.1 FT, N 0 DEG 23'42"W 278.28 FT, S 89 DEG 43'01"E 163.9 FT TO

POB. 1.06A.

4/26/2017 COMBINATION REQUESTED BY TAXPAYER - HELEN SUTTON PIN 017-001-30 TO
 INCLUDE -31, -32, -33, -34, -35, -36, -37

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	153.86	285.95	1.0678	0.9195	110	100		16,617
154 Actual Front Feet, 1.01 Total Acres							Total Est. Land Value =	16,617

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2022

(11) Heating System: Forced Air w/ Ducts

Ground Area = 700 SF Floor Area = 700 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	700		
			Total:	100,500	97,485

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,379

Water/Sewer

1000 Gal Septic	1	4,689	4,548
Water Well, 50 Feet	1	3,344	3,244

Porches

CCP (1 Story)	224	6,113	5,930
Foundation: Shallow	224	-1,375	-1,334
CCP (1 Story)	224	6,113	5,930
Foundation: Shallow	224	-1,375	-1,334

Totals:	119,431	115,848

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 142,493

2026 Est. T.C.V. 009-017-001-31 = 159,110

Est. TCV/Total Floor Area = 227.30, Most recent sale 10/15/2021 for 15,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
67,000	67,000	67,000	59,637	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,600	0	0	1,610	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
79,600	79,600	79,600	61,247	61,247	0	

009-017-001-32	2026 Est. T.C.V.	POWELL ELIZABETH ANN
Property Class: 401		2012 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W (0*2021) PCL 3 OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6
P-91. 1.15A.

10/2021 SPLIT FROM 009-017-001-30

4/26/2017 COMBINATION REQUESTED BY TAXPAYER - HELEN SUTTON PIN 017-001-30 TO
INCLUDE -31, -32, -33, -34, -35, -36, -37

SEC 17 T22N R8W (0*1999) BEG N 89 DEG 43'01"W 819.42 FT FROM NE COR TH S 0 DEG
23'42"E 291.05 FT, N 87 DEG 29'10"W 164.1 FT, N 0 DEG 23'42"W 284.67 FT, S 89
DEG 43'01"E 163.9 FT TO POB. 1.08A.

4/26/2017 COMBINATION REQUESTED BY TAXPAYER - HELEN SUTTON PIN 017-001-30 TO
INCLUDE -31, -32, -33, -34, -35, -36, -37

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	164.00	305.45	1.0509	0.9348	110	100		17,722
164 Actual Front Feet, 1.15 Total Acres							Total Est. Land Value =	17,722

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	114	50	369
Total Estimated Land Improvements			True Cash Value =	369

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2022

(11) Heating System: Forced Heat & Cool

Ground Area = 864 SF Floor Area = 864 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	864		
			Total:	107,199	103,984

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	1,149

Water/Sewer

1000 Gal Septic	1	4,386	4,254
Water Well, 50 Feet	1	3,344	3,244

Garages

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

Base Cost	700	21,980	21,321

Totals:	138,094	133,952

Notes: POLE FOUNDATION

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 164,761

2026 Est. T.C.V. 009-017-001-32 = 182,852

Est. TCV/Total Floor Area = 211.63, Most recent sale 06/27/2022 for 100,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
78,300	78,300	78,300	71,688	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,100	0	0	1,935	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
91,400	91,400	91,400	73,623	73,623	73,623	

009-017-001-33 2026 Est. T.C.V. HINKAMP LUCAS W
 Property Class: 401 2010 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 17 T22N R8W (0*2021) PCL 4 OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6
 P-91. 1.12A.

10/2021 SPLIT FROM 009-017-001-30

4/26/2017 COMBINATION REQUESTED BY TAXPAYER - HELEN SUTTON PIN 017-001-30 TO
 INCLUDE -31, -32, -33, -34, -35, -36, -37

SEC 17 T22N R8W (0*1999) BEG N 89 DEG 43'01"W 655.52 FT FROM NE COR TH S 0 DEG
 23'42"E 297.44 FT, N 87 DEG 29'10"W 164.1 FT, N 0 DEG 23'42"W 291.05 FT, S 89
 DEG 43'01"E 163.9 FT TO POB. 1.11A.

4/26/2017 COMBINATION REQUESTED BY TAXPAYER - HELEN SUTTON PIN 017-001-30 TO
 INCLUDE -31, -32, -33, -34, -35, -36, -37

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	164.00	297.48	1.0509	0.9286	110	100		17,605
164 Actual Front Feet, 1.12 Total Acres							Total Est. Land Value =	17,605

Cost Est. for Res. Bldg: 1 Single Family 2S Cls CD Blt 2025

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1200 SF Floor Area = 2400 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	1,200		
			Total:	241,775	239,356

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	1,173
3 Fixture Bath	1	3,721	3,684

Porches

WCP (1 Story)	352	10,831	10,723
Foundation: Shallow	352	-1,742	-1,725

Garages

Class: CD Exterior: Pole (Unfinished)			
Base Cost	1520	32,209	31,887

Totals: 287,979 285,098

Notes: POLE: POST-FRAME (POLE) BUILDING WITH A TWO-STORY RESIDENTIAL SECTION INTEGRATED UNDER THE SAME

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 350,671
 70% Completed => Est. True Cash Value 2026 = 245,469

2026 Est. T.C.V. 009-017-001-33 = 263,074

Est. TCV/Total Floor Area = 109.61, Most recent sale 02/21/2024 for 15,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
7,200	7,200	7,200	7,200	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
122,700	1,600	0	122,700	194	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
131,500	131,500	131,500	130,094	130,094	0	

009-017-001-34 2026 Est. T.C.V. STARLIN KIM J & TROY E
 Property Class: 401 2008 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 17 T22N R8W (0*2021) PCL 5 OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6
 P-91. 1.1A.

10/2021 SPLIT FROM 009-017-001-30

4/26/2017 COMBINATION REQUESTED BY TAXPAYER - HELEN SUTTON PIN 017-001-30 TO
 INCLUDE -31, -32, -33, -34, -35, -36, -37

SEC 17 T22N R8W (0*1999) BEG N 89 DEG 43'01"W 491.62 FT FROM NE COR TH S 0 DEG
 23'42"E 303.83 FT, N 87 DEG 29'10"W 164.10 FT, N 0 DEG 23'42"W 297.44 FT, S 89
 DEG 43'01"E 163.9 FT TO POB. 1.13A.

4/26/2017 COMBINATION REQUESTED BY TAXPAYER - HELEN SUTTON PIN 017-001-30 TO
 INCLUDE -31, -32, -33, -34, -35, -36, -37

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	164.00	292.17	1.0509	0.9245	110	100		17,526
164 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	17,526

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2023

(11) Heating System: Forced Heat & Cool

Ground Area = 1140 SF Floor Area = 1140 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,140		
			Total:	136,721	135,354

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	1,173
3 Fixture Bath	1	3,721	3,684

Water/Sewer

1000 Gal Septic	1	4,386	4,342
Water Well, 50 Feet	1	3,344	3,311

Garages

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

Base Cost	600	22,044	21,824
Door Opener	1	468	463

Built-Ins

Appliance Allow.	1	1,897	1,878

Totals: 173,766 172,029

Notes: POLES FOUNDATION

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 211,596

2026 Est. T.C.V. 009-017-001-34 = 229,122

Est. TCV/Total Floor Area = 200.98, Most recent sale 01/18/2023 for 167,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
98,000	98,000	98,000	87,738	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	16,600	0	0	2,368	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
114,600	114,600	114,600	90,106	90,106	90,106	

009-017-001-35	2026 Est. T.C.V.	RABOCAJA VALENTINA
Property Class: 402		2006 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W (0*2021) PCL 6 OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6
P-91. 1.08A.

10/2021 SPLIT FROM 009-017-001-30

4/26/2017 COMBINATION REQUESTED BY TAXPAYER - HELEN SUTTON PIN 017-001-30 TO
INCLUDE -31, -32, -33, -34, -35, -36, -37

SEC 17 T22N R8W (0*1999) BEG N 89 DEG 43'01"W 327.72 FT FROM NE COR TH S 0 DEG
23'42"E 310.22 FT, N 87 DEG 29'10"W 164.1 FT, N 0 DEG 23'42"W 303.83 FT, S 89
DEG 43'01"E 163.9 FT TO POB. 1.16A.

4/26/2017 COMBINATION REQUESTED BY TAXPAYER - HELEN SUTTON PIN 017-001-30 TO
INCLUDE -31, -32, -33, -34, -35, -36, -37

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	164.00	286.86	1.0509	0.9202	110	100		17,446
164 Actual Front Feet, 1.08 Total Acres							Total Est. Land Value =	17,446

2026 Est. T.C.V. 009-017-001-35 = 17,446

Est. TCV/Total Floor Area = 15.30, Most recent sale 09/29/2023 for 15,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
7,100	7,100	7,100	7,100	2.70			
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	1,600	0	0	191	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
8,700	8,700	8,700	7,291	7,291	0		

009-017-001-36	2026 Est. T.C.V.	HANKINS DEREK
Property Class: 401		2004 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W (0*2021) PCL 7 OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6
P-91. 1.2.39A.

10/2021 SPLIT FROM 009-017-001-30

4/26/2017 COMBINATION REQUESTED BY TAXPAYER - HELEN SUTTON PIN 017-001-30 TO
INCLUDE -31, -32, -33, -34, -35, -36, -37

SEC 17 T22N R8W (0*1999) BEG N 89 DEG 43'01"W 163.82 FT FROM NE COR TH S 0 DEG
23'42"E 316.61 FT, N 87 DEG 29'10"W 164.1 FT, N 0 DEG 23'42"W 310.22 FT, S 89
DEG 43'01"E 163.9 FT TO POB. 1.18A.

4/26/2017 COMBINATION REQUESTED BY TAXPAYER - HELEN SUTTON PIN 017-001-30 TO
INCLUDE -31, -32, -33, -34, -35, -36, -37

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	269.35	386.52	0.9283	0.9915	110	100		27,269
269 Actual Front Feet, 2.39 Total Acres							Total Est. Land Value =	27,269

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	480	50	1,553
D/W/P: 4in Concrete	6.47	400	50	1,294
Total Estimated Land Improvements				True Cash Value = 2,847

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 2020

(11) Heating System: Forced Heat & Cool

Ground Area = 1350 SF Floor Area = 1998 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	648		
1 Story	Siding	Slab	702		
			Total:	235,024	225,624

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	1,138
3 Fixture Bath	2	7,442	7,144

Water/Sewer

2000 Gal Septic	1	8,792	8,440
Water Well, 100 Feet	1	5,415	5,198

Porches

CCP (1 Story)	200	5,050	4,848

Garages

Class: CD Exterior: Pole (Finished)

Base Cost	768	23,316	22,383
Door Opener	1	468	449

Class: CD Exterior: Pole (Unfinished)

Base Cost	432	11,716	11,247

Built-Ins

Appliance Allow.	1	1,897	1,821

Totals: 300,305 288,292

Notes: POLES FOUNDATION

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 354,599

2026 Est. T.C.V. 009-017-001-36

= 384,715

Parcel Number: 009-017-001-36

Page: 2

 Est. TCV/Total Floor Area = 192.55, Most recent sale 12/09/2022 for 265,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
165,100	165,100	165,100	147,845	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	27,300	0	0	3,991	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
192,400	192,400	192,400	151,836	151,836	151,836	

009-017-001-60 2026 Est. T.C.V. GUNERSON MATTHEW A
 Property Class: 401 2468 S LACHANCE RD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

BEG S89DEG53'54"W 660 FT FROM E 1/4 COR TH S89DEG 53'59" W 668.51 FT, N0DEG 23'42"W 1006.47 FT, S 87 DEG29'10"E 1323.96 FT, S 0 DEG 46'20"E 616.11 FT, S 89DEG 53'54"W 660 FT, S 0 DEG 46'20"E 330 FT TO POB SECT 17 T22N R8W 24.7 A M/L 7/27/2022 SPLIT PART TO 009-017-006-70
 FORMERLY BEG AT E 1/4 COR, THEN S89DEG53'54"W 1328.51 FT, TH N00DEG23'43"W 1006.47 FT, TH S87DEG29'10"E 1323.96 FT, TH S00DEG46'20"E 946.11 FT TO POB SEC 17T22NR8W 29.70 A
 FORMERLY SEC 17 T22N R8W ALL UNITS IN PINE KNOLL ESTATES.
 SPLIT/COMBINED ON 03/30/2021 FROM 009-555-019-00, 009-555-001-00, 009-555-002-00, 009-555-003-00, 009-555-004-00, 009-555-005-00, 009-555-006-00, 009-555-007-00, 009-555-008-00, 009-555-009-00, 009-555-010-00, 009-555-011-00, 009-555-012-00, 009-555-013-00, 009-555-014-00, 009-555-015-00, 009-555-016-00, 009-555-017-00, 009-555-018-00, 009-555-020-00, 009-555-021-00, 009-555-022-00, 009-555-023-00, 009-555-024-00, 009-555-025-00, 009-555-026-00, 009-555-027-00, 009-555-028-00, 009-555-029-00;

Split/Comb. on 07/27/2022 completed 07/27/2022 TIM ;

Parent Parcel(s): 009-017-001-60;

Child Parcel(s): 009-017-001-61;

 Split/Comb. on 03/30/2021 completed 03/30/2021 TIM ;

Parent Parcel(s): 009-555-019-00, 009-555-001-00, 009-555-002-00, 009-555-003-00, 009-555-004-00, 009-555-005-00, 009-555-006-00, 009-555-007-00, 009-555-008-00, 009-555-009-00, 009-555-010-00, 009-555-011-00, 009-555-012-00, 009-555-013-00, 009-555-014-00, 009-555-015-00, 009-555-016-00, 009-555-017-00, 009-555-018-00, 009-555-020-00, 009-555-021-00, 009-555-022-00, 009-555-023-00, 009-555-024-00, 009-555-025-00, 009-555-026-00, 009-555-027-00, 009-555-028-00, 009-555-029-00;
 Child Parcel(s): 009-017-001-60;

 Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$5000	24.70 Acres	5000	100			123,500
24.70 Total Acres Total Est. Land Value =								123,500

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 864 SF Floor Area = 864 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	864		
			Total:	107,830	64,697

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711
2 Fixture Bath	1	2,502	1,501

Water/Sewer

1000 Gal Septic	1	4,386	2,632
Water Well, 100 Feet	1	5,415	3,249

Deck

Treated Wood	64	1,908	1,145

Garages

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

Base Cost	576	21,439	12,863
Common Wall: 1 Wall	1	-2,421	-1,453
Door Opener	1	468	281

Parcel Number: 009-017-001-60

Page: 2

Built-Ins

Appliance Allow.

1

1,897

1,138

Totals:

144,609

86,764

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:

106,720

2026 Est. T.C.V. 009-017-001-60

= 230,220

Est. TCV/Total Floor Area = 266.46

2025 Assessed	MBOR	S.E.V.
91,900	91,900	91,900

Base for Cap	IRM
50,583	2.70

2026 New Eq. Adjustment	Loss
0	23,200
	0

Additions	Tax Adjustment	Losses
0	1,365	0

2026 Assessed	MBOR	S.E.V.
115,100	115,100	115,100

Capped	->Taxable<-	PRE/MBT
51,948	51,948	0

009-017-001-70 2026 Est. T.C.V. MOOMEY RICHARD WILLIAM
 Property Class: 201 2468 S LACHANCE RD X806
 Map #: LAKE TOWNSHIP Lake City, MI 49651

BEG AT E 1/4 COR, TH S 89DEG 53'54"W 660 FT, N 0DEG, 46'20"W 330 FT, N 89DEG
 53'54"E 660FT, S 0 DEG 46'20"E 330 FT TO POB SEC17 T22N R8W 5 A M/L.
 SPLIT ON 07/27/2022 FROM 009-017-001-60;

Split/Comb. on 07/27/2022 completed 07/27/2022 TIM ;
 Parent Parcel(s): 009-017-001-60;
 Child Parcel(s): 009-017-001-61;

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	330.00	660.00	1.0000	0.0000	0	100*		0
COMMERCIAL 4-6A	9000		5.00 Acres		9000	100		45,000

* denotes lines that do not contribute to the total acreage calculation.
 330 Actual Front Feet, 5.00 Total Acres Total Est. Land Value = 45,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.08	10000	100	20,800
Total Estimated Land Improvements True Cash Value =				20,800

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2022
 Description of Occupancy: 20220681 #700

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 11 Perimeter: 128
 Overall Building Height: 11

Base Rate for Upper Floors = 42.45

Adjusted Square Foot Cost for Upper Floors = 42.45

Total Floor Area: 960 Base Cost New of Upper Floors = 40,752

Reproduction/Replacement Cost = 40,752
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
 Total Depreciated Cost = 39,122

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 1 = 41,469
 Replacement Cost/Floor Area= 42.45 Est. TCV/Floor Area= 43.20

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2022
 Description of Occupancy: 20220682 #710

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 11 Perimeter: 128
 Overall Building Height: 11

Base Rate for Upper Floors = 42.45

Adjusted Square Foot Cost for Upper Floors = 42.45

Total Floor Area: 960 Base Cost New of Upper Floors = 40,752

Reproduction/Replacement Cost = 40,752
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
 Total Depreciated Cost = 39,122

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 2 = 41,469
 Replacement Cost/Floor Area= 42.45 Est. TCV/Floor Area= 43.20

Parcel Number: 009-017-001-70

Page: 2

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 2022
 Description of Occupancy: 20220683 #720

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 11 Perimeter: 140
 Overall Building Height: 11

Base Rate for Upper Floors = 40.59

Adjusted Square Foot Cost for Upper Floors = 40.59

Total Floor Area: 1,200 Base Cost New of Upper Floors = 48,708

Reproduction/Replacement Cost = 48,708

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 46,760

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 3 = 49,565
 Replacement Cost/Floor Area= 40.59 Est. TCV/Floor Area= 41.30

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 2022
 Description of Occupancy: 20220684 #730

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 11 Perimeter: 140
 Overall Building Height: 11

Base Rate for Upper Floors = 40.59

Adjusted Square Foot Cost for Upper Floors = 40.59

Total Floor Area: 1,200 Base Cost New of Upper Floors = 48,708

Reproduction/Replacement Cost = 48,708

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 46,760

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 4 = 49,565
 Replacement Cost/Floor Area= 40.59 Est. TCV/Floor Area= 41.30

Cost Estimates for Commercial/Industrial Building/Section: 5 Built 2022
 Description of Occupancy: 20220707 #740

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 11 Perimeter: 128
 Overall Building Height: 11

Base Rate for Upper Floors = 42.45

Adjusted Square Foot Cost for Upper Floors = 42.45

Total Floor Area: 960 Base Cost New of Upper Floors = 40,752

Reproduction/Replacement Cost = 40,752

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 39,122

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 5 = 41,469
 Replacement Cost/Floor Area= 42.45 Est. TCV/Floor Area= 43.20

Cost Estimates for Commercial/Industrial Building/Section: 6 Built 2022

Parcel Number: 009-017-001-70

Page: 3

Description of Occupancy: 20220708 #750

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 11 Perimeter: 128

Overall Building Height: 11

Base Rate for Upper Floors = 42.45

Adjusted Square Foot Cost for Upper Floors = 42.45

Total Floor Area: 960 Base Cost New of Upper Floors = 40,752

Reproduction/Replacement Cost = 40,752

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 39,122

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 6 = 41,469

Replacement Cost/Floor Area= 42.45 Est. TCV/Floor Area= 43.20

Cost Estimates for Commercial/Industrial Building/Section: 7 Built 2022

Description of Occupancy: 20220709 #760

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 11 Perimeter: 140

Overall Building Height: 11

Base Rate for Upper Floors = 40.59

Adjusted Square Foot Cost for Upper Floors = 40.59

Total Floor Area: 1,200 Base Cost New of Upper Floors = 48,708

Reproduction/Replacement Cost = 48,708

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 46,760

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 7 = 49,565

Replacement Cost/Floor Area= 40.59 Est. TCV/Floor Area= 41.30

Cost Estimates for Commercial/Industrial Building/Section: 8 Built 2022

Description of Occupancy: 20220710 #770

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 11 Perimeter: 140

Overall Building Height: 11

Base Rate for Upper Floors = 40.59

Adjusted Square Foot Cost for Upper Floors = 40.59

Total Floor Area: 1,200 Base Cost New of Upper Floors = 48,708

Reproduction/Replacement Cost = 48,708

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 46,760

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 8 = 49,565

Replacement Cost/Floor Area= 40.59 Est. TCV/Floor Area= 41.30

Cost Estimates for Commercial/Industrial Building/Section: 9 Built 2023

Description of Occupancy: 20230253 #800

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 12 Perimeter: 128
Overall Building Height: 12

Base Rate for Upper Floors = 43.34

Adjusted Square Foot Cost for Upper Floors = 43.34

Total Floor Area: 960 Base Cost New of Upper Floors = 41,607

Reproduction/Replacement Cost = 41,607

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 39,943

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 9 = 42,339

Replacement Cost/Floor Area= 43.34 Est. TCV/Floor Area= 44.10

Cost Estimates for Commercial/Industrial Building/Section: 10 Built 2023

Description of Occupancy: 20230254 #801

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 12 Perimeter: 128
Overall Building Height: 12

Base Rate for Upper Floors = 43.34

Adjusted Square Foot Cost for Upper Floors = 43.34

Total Floor Area: 960 Base Cost New of Upper Floors = 41,607

Reproduction/Replacement Cost = 41,607

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 39,943

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 10 = 42,339

Replacement Cost/Floor Area= 43.34 Est. TCV/Floor Area= 44.10

Cost Estimates for Commercial/Industrial Building/Section: 11 Built 2023

Description of Occupancy: 20230255 #802

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 12 Perimeter: 128
Overall Building Height: 12

Base Rate for Upper Floors = 43.34

Adjusted Square Foot Cost for Upper Floors = 43.34

Total Floor Area: 960 Base Cost New of Upper Floors = 41,607

Reproduction/Replacement Cost = 41,607

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 39,943

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 11 = 42,339

Replacement Cost/Floor Area= 43.34 Est. TCV/Floor Area= 44.10

Cost Estimates for Commercial/Industrial Building/Section: 12 Built 2023

Description of Occupancy: 20230256 #803

Parcel Number: 009-017-001-70

Page: 5

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 12 Perimeter: 128
Overall Building Height: 12

Base Rate for Upper Floors = 43.34

Adjusted Square Foot Cost for Upper Floors = 43.34

Total Floor Area: 960 Base Cost New of Upper Floors = 41,607

Reproduction/Replacement Cost = 41,607
Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
Total Depreciated Cost = 39,943

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 12 = 42,339
Replacement Cost/Floor Area= 43.34 Est. TCV/Floor Area= 44.10

Cost Estimates for Commercial/Industrial Building/Section: 13 Built 2023
Description of Occupancy: 20230297 #804

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 12 Perimeter: 128
Overall Building Height: 12

Base Rate for Upper Floors = 43.34

Adjusted Square Foot Cost for Upper Floors = 43.34

Total Floor Area: 960 Base Cost New of Upper Floors = 41,607

Reproduction/Replacement Cost = 41,607
Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
Total Depreciated Cost = 39,943

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 13 = 42,339
Replacement Cost/Floor Area= 43.34 Est. TCV/Floor Area= 44.10

Cost Estimates for Commercial/Industrial Building/Section: 14 Built 2023
Description of Occupancy: 20230298 #805

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 12 Perimeter: 128
Overall Building Height: 12

Base Rate for Upper Floors = 43.34

Adjusted Square Foot Cost for Upper Floors = 43.34

Total Floor Area: 960 Base Cost New of Upper Floors = 41,607

Reproduction/Replacement Cost = 41,607
Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
Total Depreciated Cost = 39,943

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 14 = 42,339
Replacement Cost/Floor Area= 43.34 Est. TCV/Floor Area= 44.10

Cost Estimates for Commercial/Industrial Building/Section: 15 Built 2023
Description of Occupancy: 20230299 #806

Costs are taken from the Warehouses - Mini cost schedules.

Parcel Number: 009-017-001-70

Page: 6

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 12 Perimeter: 128
 Overall Building Height: 12

Base Rate for Upper Floors = 43.34

Adjusted Square Foot Cost for Upper Floors = 43.34

Total Floor Area: 960 Base Cost New of Upper Floors = 41,607

Reproduction/Replacement Cost = 41,607
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
 Total Depreciated Cost = 39,943

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 15 = 42,339
 Replacement Cost/Floor Area= 43.34 Est. TCV/Floor Area= 44.10

Cost Estimates for Commercial/Industrial Building/Section: 16 Built 2023
 Description of Occupancy: 20230300 #807

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 12 Perimeter: 128
 Overall Building Height: 12

Base Rate for Upper Floors = 43.34

Adjusted Square Foot Cost for Upper Floors = 43.34

Total Floor Area: 960 Base Cost New of Upper Floors = 41,607

Reproduction/Replacement Cost = 41,607
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
 Total Depreciated Cost = 39,943

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 16 = 42,339
 Replacement Cost/Floor Area= 43.34 Est. TCV/Floor Area= 44.10

Cost Estimates for Commercial/Industrial Building/Section: 17 Built 0
 Description of Occupancy: PB25-0029 #809

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 16 Perimeter: 312

Base Rate for Upper Floors = 35.78

Adjusted Square Foot Cost for Upper Floors = 35.78

Total Floor Area: 5,760 Base Cost New of Upper Floors = 206,093

Reproduction/Replacement Cost = 206,093
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
 Total Depreciated Cost = 197,849

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 17 = 209,720
 Replacement Cost/Floor Area= 35.78 Est. TCV/Floor Area= 36.41

Cost Estimates for Commercial/Industrial Building/Section: 18 Built 2025
 Description of Occupancy: PB25-0134 #808

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost

Parcel Number: 009-017-001-70

Page: 7

Stories: 1 Story Height: 16 Perimeter: 300
 Overall Building Height: 16

Base Rate for Upper Floors = 36.01

Adjusted Square Foot Cost for Upper Floors = 36.01

Total Floor Area: 5,400 Base Cost New of Upper Floors = 194,454

Reproduction/Replacement Cost = 194,454
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
 Total Depreciated Cost = 186,676

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 18 = 197,876
 Replacement Cost/Floor Area= 36.01 Est. TCV/Floor Area= 36.64

Cost Estimates for Commercial/Industrial Building/Section: 19 Built 2025
 Description of Occupancy: 202523,24,133,134#900,10,20,30

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 14 Perimeter: 200
 Overall Building Height: 14

Base Rate for Upper Floors = 38.34

Adjusted Square Foot Cost for Upper Floors = 38.34

Total Floor Area: 2,400 Base Cost New of Upper Floors = 92,016

Reproduction/Replacement Cost = 92,016
 4 Identical Units => Reproduction/Replacement Cost of all units = 368,064
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
 Total Depreciated Cost = 353,341

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 19 = 374,542
 Replacement Cost/Floor Area= 38.34 Est. TCV/Floor Area= 39.01

Total Estimated True Cash Value of Commercial/Industrial Buildings = 1,484,986

2026 Est. T.C.V. 009-017-001-70 = 1,550,786

Est. TCV/Total Floor Area = 41.82, Most recent sale 07/27/2022 for 10,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
302,400	302,400	302,400	292,185	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
391,100	81,900	391,100	7,888	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
775,400	775,400	775,400	691,173	691,173	0	

009-017-001-75	2026 Est. T.C.V.	GUNNERSON JOE PHIL (LE ETAL)
Property Class: 402		OLD RR RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 17 T22N R8W BEG 50 FT S OF C/L OF FORMER RR R/W ON N & S 1/8 LINE TH S
1278 FT, E 660 FT, N TO S LINE FORMER RR R/W W'LY TO POB. 19.36A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$5000	19.36	Acres	5000	100		96,800
			19.36	Total Acres			Total Est. Land Value =	96,800

2026 Est. T.C.V. 009-017-001-75 = 96,800

Est. TCV/Total Floor Area = 2.61, Most recent sale 09/05/2002 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
35,800	35,800	35,800	18,453	2.70			
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	12,600	0	498	0			
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
48,400	48,400	48,400	18,951	18,951	0		

009-017-002-01	2026 Est. T.C.V.	REINHART JAN S & BRENDA
Property Class: 402		W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W (2*2025) REMAINDER PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS
 S-6 P-205. 71.27A
 SPLIT ON 10/28/2024 FROM 009-017-002-00;

Split/Comb. on 10/28/2024 completed 10/28/2024 TIM ;
 Parent Parcel(s): 009-017-002-00;
 Child Parcel(s): 009-017-002-01, 009-017-002-34, 009-017-002-32, 009-017-002-30,
 009-017-002-28, 009-017-002-26, 009-017-002-24, 009-017-002-22;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>80@\$3800		71.27 Acres			3800	100		270,826
		71.27 Total Acres					Total Est. Land Value =	270,826

2026 Est. T.C.V. 009-017-002-01 = 270,826

Est. TCV/Total Floor Area = 7.30

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
131,800	131,800	131,800	55,963	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	3,600	0	0	1,511	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
135,400	135,400	135,400	57,474	57,474	57,474	

009-017-002-02	2026 Est. T.C.V.	KRUG JAMES & KAYLA
Property Class: 402		W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

COMMENCING AT THE SOUTH¼ CORNER OF SAID SECTION 17; THENCE N00°01'10"W 1268.40 FEET ALONG THE NORTH & SOUTH¼ LINE TO THE CENTERLINE OF ROSTED ROAD; THENCE ALONG SAID CENTERLINE THE FOLLOWING 3 COURSES S87°50'38"E, 426.75 FEET; THENCE EASTERLY 297.84 FEET ALONG THE ARC OF A 34377.48 FOOT RADIUS CURVE TO LEFT, LONG CHORD BEARING S88°05'31"E, 297.84 FEET; THENCE S88°20'24"E, 527.95 FEET TO THE POINT OF BEGINNING; TH N16°31'03"W 516.13 FT, TH S89°54'24"W 104.16 FT, TH S16°31'03"E 513.08 FT, TH E1/4 TO POB SEC 17 T22N R8W 1.23 A M/L SUBJECT TO EASEMENTS FOR INGRESS AND EGRESS OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-205

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Residential INFERIOR	\$1400	1.23 Acres	1400	100	100%		EASEMENT FOR ADJ PARCELS	1,722	
		1.23 Total Acres					Total Est. Land Value =	1,722	

2026 Est. T.C.V. 009-017-002-02	=	1,722

Est. TCV/Total Floor Area = 0.05

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
900	900	900	900	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
900	900	900	924	900	0

009-017-002-22	2026 Est. T.C.V.	KRUG JAMES & KAYLA
Property Class: 402		10378 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PCL N OF THE SURVEY RECORDED IN LIBER S-6 P205
 SPLIT ON 10/28/2024 FROM 009-017-002-00;

Split/Comb. on 10/28/2024 completed 10/28/2024 TIM ;
 Parent Parcel(s): 009-017-002-00;
 Child Parcel(s): 009-017-002-01, 009-017-002-34, 009-017-002-32, 009-017-002-30,
 009-017-002-28, 009-017-002-26, 009-017-002-24, 009-017-002-22;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>800	3800	11.55 Acres	3800	100				43,890
		11.55 Total Acres					Total Est. Land Value =	43,890

2026 Est. T.C.V. 009-017-002-22	=	43,890
Est. TCV/Total Floor Area = 1.18, Most recent sale 02/25/2025 for 62,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
21,400 21,400 21,400 9,229 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 500 0 0 12,671 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
21,900 21,900 21,900 9,478 21,900 0		

009-017-002-24
Property Class: 402
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

ROBERTS BRADLEY & ANDREA
W ROSTED RD
LAKE CITY, MI 49651

PCL M OF THE SURVEY RECORDED IN LIBER S-6 P205
SPLIT ON 10/28/2024 FROM 009-017-002-00;

Split/Comb. on 10/28/2024 completed 10/28/2024 TIM ;
Parent Parcel(s): 009-017-002-00;
Child Parcel(s): 009-017-002-01, 009-017-002-34, 009-017-002-32, 009-017-002-30,
009-017-002-28, 009-017-002-26, 009-017-002-24, 009-017-002-22;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>800	3800	10.49	Acres	3800	100			39,862
		10.49	Total Acres				Total Est. Land Value =	39,862

2026 Est. T.C.V. 009-017-002-24	=	39,862
Est. TCV/Total Floor Area = 1.08, Most recent sale 08/22/2025 for 60,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
19,400 19,400 19,400 8,626 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 500 0 0 11,274 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
19,900 19,900 19,900 8,858 19,900 0		

009-017-002-26
Property Class: 402
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

ROBERTS BRADLEY & ANDREA
W ROSTED RD
LAKE CITY, MI 49651

PCL L OF THE SURVEY RECORDED IN LIBER S-6 P205
SPLIT ON 10/28/2024 FROM 009-017-002-00;

Split/Comb. on 10/28/2024 completed 10/28/2024 TIM ;
Parent Parcel(s): 009-017-002-00;
Child Parcel(s): 009-017-002-01, 009-017-002-34, 009-017-002-32, 009-017-002-30,
009-017-002-28, 009-017-002-26, 009-017-002-24, 009-017-002-22;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>800	3800	9.44 Acres	3800	100				35,872
		9.44 Total Acres					Total Est. Land Value =	35,872

2026 Est. T.C.V. 009-017-002-26	=	35,872
Est. TCV/Total Floor Area = 0.97, Most recent sale 01/09/2026 for 56,640		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
17,500 17,500 17,500 8,626 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 400 0 0 232 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
17,900 17,900 17,900 8,858 8,858 8,858		

009-017-002-28	2026 Est. T.C.V.	REINHART JAN S & BRENDA
Property Class: 402		W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PCL K OF THE SURVEY RECORDED IN LIBER S-6 P205
 SPLIT ON 10/28/2024 FROM 009-017-002-00;

Split/Comb. on 10/28/2024 completed 10/28/2024 TIM ;
 Parent Parcel(s): 009-017-002-00;
 Child Parcel(s): 009-017-002-01, 009-017-002-34, 009-017-002-32, 009-017-002-30,
 009-017-002-28, 009-017-002-26, 009-017-002-24, 009-017-002-22;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>800	3800	10.80	Acres	3800	100			41,040
		10.80	Total Acres				Total Est. Land Value =	41,040

2026 Est. T.C.V. 009-017-002-28 = 41,040

Est. TCV/Total Floor Area = 1.11

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
20,000	20,000	20,000	8,626	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	232	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,500	20,500	20,500	8,858	8,858	8,858	

009-017-002-30	2026 Est. T.C.V.	REINHART JAN S & BRENDA
Property Class: 402		W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PCL J OF THE SURVEY RECORDED IN LIBER S-6 P205
SPLIT ON 10/28/2024 FROM 009-017-002-00;

Split/Comb. on 10/28/2024 completed 10/28/2024 TIM ;
Parent Parcel(s): 009-017-002-00;
Child Parcel(s): 009-017-002-01, 009-017-002-34, 009-017-002-32, 009-017-002-30,
009-017-002-28, 009-017-002-26, 009-017-002-24, 009-017-002-22;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>800	3800	10.80	Acres	3800	100			41,040
		10.80	Total Acres				Total Est. Land Value =	41,040

2026 Est. T.C.V. 009-017-002-30 = 41,040

Est. TCV/Total Floor Area = 1.11

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
20,000	20,000	20,000	8,626	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	0	232	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,500	20,500	20,500	8,858	8,858	8,858	

009-017-002-32	2026 Est. T.C.V.	EISENGA KYLE & ROXANNE
Property Class: 402		W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PCL I OF THE SURVEY RECORDED IN LIBER S-6 P205
 SPLIT ON 10/28/2024 FROM 009-017-002-00;

Split/Comb. on 10/28/2024 completed 10/28/2024 TIM ;
 Parent Parcel(s): 009-017-002-00;
 Child Parcel(s): 009-017-002-01, 009-017-002-34, 009-017-002-32, 009-017-002-30,
 009-017-002-28, 009-017-002-26, 009-017-002-24, 009-017-002-22;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>800	3800	10.80	Acres	3800	100			41,040
		10.80	Total Acres				Total Est. Land Value =	41,040

2026 Est. T.C.V. 009-017-002-32	=	41,040
Est. TCV/Total Floor Area = 1.11, Most recent sale 01/02/2026 for 62,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
20,000 20,000 20,000	8,626	2.70
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 500 0	0	232
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
20,500 20,500 20,500	8,858	8,858

009-017-002-34	2026 Est. T.C.V.	REINHART JAN S & BRENDA
Property Class: 402		W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PCL H OF THE SURVEY RECORDED IN LIBER S-6 P205
 SPLIT ON 10/28/2024 FROM 009-017-002-00;

Split/Comb. on 10/28/2024 completed 10/28/2024 TIM ;
 Parent Parcel(s): 009-017-002-00;
 Child Parcel(s): 009-017-002-01, 009-017-002-34, 009-017-002-32, 009-017-002-30,
 009-017-002-28, 009-017-002-26, 009-017-002-24, 009-017-002-22;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	399.03	408.51	0.8414	1.0053	110	100		37,127
Residentia PARTOF>80@\$3800		4.45 Acres			3800	100		16,910
399 Actual Front Feet, 8.19 Total Acres							Total Est. Land Value =	54,037

2026 Est. T.C.V. 009-017-002-34 = 54,037

Est. TCV/Total Floor Area = 1.46

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
23,400	23,400	23,400	3,554	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,600	0	0	95	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,000	27,000	27,000	3,649	3,649	3,649	

009-017-002-36	2026 Est. T.C.V.	KOOLSTRA DWIGHT MATTHEW
Property Class: 401		10646 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC17 T22N R8W PCL G OF THE SURVEY RECORDED 2019-02917 IN LIBER S-5 P 0293 MORE FULLY DESCRIBED AS PARCEL "G"

PART OF THE SOUTHEAST¼ OF SECTION 17, T22N, R8W DESCRIBED AS COMMENCING AT THE SOUTH¼ CORNER OF SAID SECTION 17; THENCE N00°01'10"W 1321.45 FEET ALONG THE NORTH & SOUTH¼ LINE TO A POINT ON THE SOUTH YA LINE OF SAID SECTION 17; THENCE CONTINUING ALONG SAID NORTH & SOUTH ¼ LINE N00°01'10"W 399.00 FEET; THENCE S89°54'24"W 675.60 FEET TO THE POINT OF BEGINNING; THENCE S00°00'00"E 425.51 FEET TO A POINT ON THE CENTERLINE OF ROSTED ROAD; THENCE ALONG SAID CENTERLINE N87°50'38"W 95.06 FEET; THENCE WESTERLY 205.13 FEET ALONG THE ARC OF A 34377.48 FOOT CURVE TO THE LEFT (LONG CHORD BEARING N88°00'53"W 205.13 FEET); THENCE N00°00'00"E 414.34 FEET; THENCE N89°54'24"W 300.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2.89 ACRES MORE OR LESS. SUBJECT TO THE RIGHT OF WAY FOR ROSTED ROAD AND ALSO SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

SPLIT/COMBINED ON 09/16/2019 FROM 009-017-002-00;

Split/Comb. on 09/16/2019 completed 09/16/2019 TIM ;
 Parent Parcel(s): 009-017-002-00;
 Child Parcel(s): 009-017-002-46, 009-017-002-44, 009-017-002-42, 009-017-002-40, 009-017-002-38, 009-017-002-36;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

		* Factors *		PARCEL G		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 200' @ 110/FF	300.00	419.63	0.9036	1.0120	110 100	30,178
300 Actual Front Feet, 2.89 Total Acres Total Est. Land Value =						30,178

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete	6.58	15 0	0
D/W/P: 4in Ren. Conc.	8.17	265 0	0

Residential Local Cost Land Improvements

Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00	1 100	1,000
Total Estimated Land Improvements True Cash Value =			1,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2020

(11) Heating System: Forced Heat & Cool
 Ground Area = 1536 SF Floor Area = 1536 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,536		
Total:				219,403	210,603

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,365
3 Fixture Bath	1	4,478	4,299

Water/Sewer

1000 Gal Septic	1	4,689	4,501
Water Well, 100 Feet	1	5,734	5,505

Porches

WCP (1 Story)	184	8,028	7,707

Garages

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

Base Cost	576	23,910	22,954
Common Wall: 1 Wall	1	-2,589	-2,485

Parcel Number: 009-017-002-36

Page: 2

Built-Ins

Appliance Allow.	1	2,713	2,604

Totals:		267,788	257,053

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	316,175

2026 Est. T.C.V. 009-017-002-36	=	347,353

Est. TCV/Total Floor Area = 226.14, Most recent sale 05/04/2021 for 255,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
148,300	148,300	148,300	130,376	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	25,400	0	3,520	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
173,700	173,700	173,700	133,896	133,896	133,896

009-017-002-38	2026 Est. T.C.V.	MCDONALD ALLEN L & KAY M
Property Class: 401		10598 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC17 T22N R8W PCL F OF THE SURVEY RECORDED 2019-02917 IN LIBER S-5 P 0293 MORE FULLY DESCRIBED AS PARCEL "F"

PART OF THE SOUTHWEST¼ OF SECTION 17, T22N, R8W DESCRIBED AS COMMENCING AT THE SOUTH¼ CORNER OF SAID SECTION 17; THENCE N00°01 '1 0"W 1321.45 FEET ALONG THE NORTH & SOUTH¼ LINE TO A POINT ON THE SOUTH YA LINE OF SAID SECTION 17; THENCE CONTINUING ALONG SAID NORTH & SOUTH ¼ LINE N00°01 '1 0"W 399.00 FEET; THENCE S89°54'24"W 375.60 FEET TO THE POINT OF BEGINNING; THENCE S00°00'00"E 437.29 FEET TO A POINT ON THE CENTERLINE OF ROSTED ROAD; THENCE ALONG SAID CENTERLINE N87°50'38"W 300.21 FEET; THENCE N00°00'00"W 425.51 FEET; THENCE N89°54'24"E 300.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2.97 ACRES MORE OR LESS. SUBJECT TO THE RIGHT OF WAY FOR ROSTED ROAD AND ALSO SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.
SPLIT/COMBINED ON 09/16/2019 FROM 009-017-002-00;

Split/Comb. on 09/16/2019 completed 09/16/2019 TIM ;
Parent Parcel(s): 009-017-002-00;
Child Parcel(s): 009-017-002-46, 009-017-002-44, 009-017-002-42, 009-017-002-40, 009-017-002-38, 009-017-002-36;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

		* Factors *		PARCEL F		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 200' @ 110/FF	300.00	431.24	0.9036	1.0190	110 100	30,385
300 Actual Front Feet, 2.97 Total Acres					Total Est. Land Value =	30,385

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	288	95	2,235
Total Estimated Land Improvements True Cash Value =				2,235

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 2023

(11) Heating System: Forced Heat & Cool
Ground Area = 1232 SF Floor Area = 1232 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,232		
Total:				215,552	213,399

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,408
3 Fixture Bath	1	4,478	4,433

Water/Sewer

1000 Gal Septic	1	4,689	4,642
Water Well, 100 Feet	1	5,734	5,677

Porches

WCP (1 Story)	96	4,936	4,887

Deck

Treated Wood	100	2,461	2,436

Garages

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

Base Cost	576	23,910	23,671
Common Wall: 1 Wall	1	-2,589	-2,563
Door Opener	1	527	522

Totals:	261,120	258,512

Parcel Number: 009-017-002-38

Page: 2

Notes:

 ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 317,970

2026 Est. T.C.V. 009-017-002-38 = 350,590

Est. TCV/Total Floor Area = 284.57, Most recent sale 09/07/2023 for 294,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
148,900	148,900	148,900	133,617	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	26,400	0	0	3,607	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
175,300	175,300	175,300	137,224	137,224	137,224	

009-017-002-40
Property Class: 402
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

GEESEMAN REAL ESTATE DEVELOPMENT IN
W ROSTED RD
LAKE CITY, MI 49651

SEC17 T22N R8W PCL E OF THE SURVEY RECORDED 2019-02917 IN LIBER S-5 P 0293 MORE FULLY DESCRIBED AS PARCEL "E"

PART OF THE SOUTHWEST¼ OF SECTION 17, T22N, R8W DESCRIBED AS COMMENCING AT THE SOUTH ¼ CORNER OF SAID SECTION 17; THENCE N00°01'10"W 1321.45 FEET ALONG THE NORTH & SOUTH¼ LINE TO A POINT ON THE SOUTH YA LINE OF SAID SECTION 17; THENCE CONTINUING ALONG SAID NORTH & SOUTH ¼ LINE N00°01'10"W 399.00 FEET; THENCE S89°54'24"W 75.60 FEET TO THE POINT OF BEGINNING; THENCE S00°00'00"E 449.08 FEET TO A POINT ON THE CENTERLINE OF ROSTED ROAD; THENCE ALONG SAID CENTERLINE N87°50'38"W 300.21 FEET; THENCE N00°00'00"W 437.29 FEET; THENCE N89°54'24"E 300.00 FEET TO THE POINT OF BEGINNING. CONTAINING 3.05 ACRES MORE OR LESS. SUBJECT TO THE RIGHT OF WAY FOR ROSTED ROAD AND ALSO SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.
SPLIT/COMBINED ON 09/16/2019 FROM 009-017-002-00;

Split/Comb. on 09/16/2019 completed 09/16/2019 TIM ;
Parent Parcel(s): 009-017-002-00;
Child Parcel(s): 009-017-002-46, 009-017-002-44, 009-017-002-42, 009-017-002-40, 009-017-002-38, 009-017-002-36;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

		* Factors *		PARCEL E		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	300.00	442.86	0.9036	1.0258	110 100	30,587
300 Actual Front Feet, 3.05 Total Acres					Total Est. Land Value =	30,587

2026 Est. T.C.V. 009-017-002-40 = 30,587

Est. TCV/Total Floor Area = 24.83, Most recent sale 02/24/2020 for 50,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
12,500	12,500	12,500	7,043	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	190	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,300	15,300	15,300	7,233	7,233	0

009-017-002-42
Property Class: 402
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

TORRY MARK & MARY
10468 W ROSTED RD
LAKE CITY, MI 49651

SEC17 T22N R8W PCL D OF THE SURVEY RECORDED 2019-02917 IN LIBER S-5 P 0293 MORE FULLY DESCRIBED AS PARCEL "D"

PART OF THE SOUTH½ OF SECTION 17, T22N, R8W DESCRIBED AS COMMENCING AT THE SOUTH¼ CORNER OF SAID SECTION 17; THENCE N00°01'10"W 1321.45 FEET ALONG THE NORTH & SOUTH¼ LINE TO A POINT ON THE SOUTH½ LINE OF SAID SECTION 17; THENCE CONTINUING ALONG SAID NORTH & SOUTH ¼ LINE N00°01'10"W 399.00 FEET; TO THE POINT OF BEGINNING; THENCE N89°54'24"E 224.40 FEET; THENCE S00°00'00"E 460.86 FEET TO A POINT ON THE CENTERLINE OF ROSTED ROAD; THENCE ALONG SAID CENTERLINE N87°50'38"W 300.21 FEET; THENCE N00°00'00"W 449.08 FEET; THENCE N89°54'24"E 75.60 FEET TO THE POINT OF BEGINNING. CONTAINING 3.13 ACRES MORE OR LESS. SUBJECT TO THE RIGHT OF WAY FOR ROSTED ROAD AND ALSO SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.
SPLIT/COMBINED ON 09/16/2019 FROM 009-017-002-00;

Split/Comb. on 09/16/2019 completed 09/16/2019 TIM ;
Parent Parcel(s): 009-017-002-00;
Child Parcel(s): 009-017-002-46, 009-017-002-44, 009-017-002-42, 009-017-002-40, 009-017-002-38, 009-017-002-36;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

		* Factors *		PARCEL D		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 200' @ 110/FF	300.00	454.48	0.9036	1.0324	110 100	30,786
300 Actual Front Feet, 3.13 Total Acres					Total Est. Land Value =	30,786

2026 Est. T.C.V. 009-017-002-42 = 30,786

Est. TCV/Total Floor Area = 24.99, Most recent sale 06/24/2025 for 30,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
12,600	12,600	12,600	7,043	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	2,800	0	0	8,357	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,400	15,400	15,400	7,233	15,400	0

009-017-002-44	2026 Est. T.C.V.	CURTIS LARRY A & MARRY E TRUST
Property Class: 401		10420 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC17 T22N R8W PCL C OF THE SURVEY RECORDED 2019-02917 IN LIBER S-5 P 0293 MORE FULLY DESCRIBED AS PARCEL "C"

PART OF THE SOUTHEAST¼ OF SECTION 17, T22N, R8W DESCRIBED AS COMMENCING AT THE SOUTH¼ CORNER OF SAID SECTION 17; THENCE N00°01'10"W 1321.45 FEET ALONG THE NORTH & SOUTH¼ LINE TO A POINT ON THE SOUTH¼ LINE OF SAID SECTION 17; THENCE CONTINUING ALONG SAID NORTH & SOUTH ¼ LINE N00°01'10"W 399.00 FEET; THENCE N89°54'24"E 224.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°54'24"E 300.00 FEET; THENCE S00°00'00"E 472.50 FEET TO A POINT ON THE CENTERLINE OF ROSTED ROAD; THENCE ALONG SAID CENTERLINE WESTERLY 97.86 FEET ALONG THE ARC OF 34377.48 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARING N87°55'31"W 97.86 FEET); THENCE CONTINUING ALONG SAID CENTERLINE N87°50'38"W 202.34 FEET; THENCE N00°00'00"W 460.86 FEET TO THE POINT OF BEGINNING. CONTAINING 3.21 ACRES MORE OR LESS. SUBJECT TO THE RIGHT OF WAY FOR ROSTED ROAD AND ALSO SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

SPLIT/COMBINED ON 09/16/2019 FROM 009-017-002-00;

Split/Comb. on 09/16/2019 completed 09/16/2019 TIM ;

Parent Parcel(s): 009-017-002-00;

Child Parcel(s): 009-017-002-46, 009-017-002-44, 009-017-002-42, 009-017-002-40, 009-017-002-38, 009-017-002-36;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

PARCEL C

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	300.00	466.09	0.9036	1.0390	110	100		30,981
300 Actual Front Feet, 3.21 Total Acres							Total Est. Land Value =	30,981

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	457	50	1,590
Total Estimated Land Improvements				True Cash Value = 1,590

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2024

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost

Other Additions/Adjustments

Plumbing

3 Fixture Bath	1	-4,478	-4,433

Porches

WCP (1 Story)	360	12,434	12,310

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	1536	36,326	35,963

Totals:	44,282	43,840

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 53,923

2026 Est. T.C.V. 009-017-002-44 = 86,494

Est. TCV/Total Floor Area = 0.00, Most recent sale 03/27/2024 for 27,250

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
37,200	37,200	37,200	37,200	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,000	0	0	1,004	0

Parcel Number: 009-017-002-44

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	43,200	43,200	43,200	38,204	38,204	0

009-017-002-46	2026 Est. T.C.V.	GUOAN JAMES R
Property Class: 401		10384 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC17 T22N R8W PCL B OF THE SURVEY RECORDED 2019-02917 IN LIBER S-5 P 0293 MORE FULLY DESCRIBED AS PARCEL "B" PART OF THE SOUTHEAST¼ OF SECTION 17, T22N, R8W DESCRIBED AS COMMENCING AT THE SOUTH¼ CORER OF SAID SECTION 17; THENCE N00°01'10"W 1321.45 FEET ALONG THE NORTH & SOUTH¼ LINE TO A POINT ON THE SOUTH¼ LINE OF SAID SECTION 17; THENCE CONTINUING ALONG SAID NORTH & SOUTH ¼ LINE N00°01'10"W 399.00 FEET; THENCE N89°54'24"E 524.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°54'24"E 300.00 FEET; THENCE S00°00'00"E 482.28 FEET TO A POINT ON THE CENTERLINE OF ROSTED ROAD; THENCE N88°20'24"W 100.17 FEET ALONG SAID CENTERLINE; THENCE CONTINUING ALONG SAID CENTERLINE WESTERLY 199.98 FEET ALONG THE ARC OF 34377.48 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARING N88°10'25"W 199.98 FEET); THENCE N00°00'00"W 472.50 FEET TO THE POINT OF BEGINNING. CONTAINING 3.29 ACRES MORE OR LESS. SUBJECT TO THE RIGHT OF WAY FOR ROSTED ROAD AND ALSO SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

SPLIT/COMBINED ON 09/16/2019 FROM 009-017-002-00;

Split/Comb. on 09/16/2019 completed 09/16/2019 TIM ;
 Parent Parcel(s): 009-017-002-00;
 Child Parcel(s): 009-017-002-46, 009-017-002-44, 009-017-002-42, 009-017-002-40, 009-017-002-38, 009-017-002-36;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

		* Factors *		PARCEL B		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 200' @ 110/FF	300.00	477.71	0.9036	1.0454	110 100	31,172
300 Actual Front Feet, 3.29 Total Acres Total Est. Land Value =						31,172

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

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3	Fixture Bath		1	-4,478	-4,433
Garages					
Class: C Exterior: Pole (Unfinished)					
	Door Opener		2	1,054	1,043
	Base Cost		1200	28,380	28,096
Totals:				24,956	24,706

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 30,388

2026 Est. T.C.V.	009-017-002-46	=	61,560
Est. TCV/Total Floor Area = 0.00, Most recent sale 01/10/2023 for 24,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
26,400	26,400	26,400	25,156
2026 New	Eq. Adjustment	Loss	Additions
0	4,400	0	0
2026 Assessed	MBOR	S.E.V.	Capped
30,800	30,800	30,800	25,835
			->Taxable<-
			25,835
			PRE/MBT
			0

009-017-002-48	2026 Est. T.C.V.	TAYLOR LAURA J
Property Class: 401		10360 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SPLIT ON 04/16/2018 FROM 009-017-002-00;
 DESCRIPTION FOR PARCEL "A" BOOK OF SURVEYS S-5 PAGE 264 PART OF THE SOUTHEAST 1/4 OF SECTION 17, T22N, R8W, LAKE TOWNSHIP, MISSOUEE COUNTY, MICHIGAN MORE FULLY DESCRIBED TO-WIT: COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 17, T22N, R8W; THENCE N00°01'10"W 1321.45 FEET ALONG THE NORTH-SOUTH 1 I 4 LINE OF SAID SECTION 17 TO A POINT ON THE SOUTH 118 LINE OF SAID SECTION 17; THENCE CONTINUING ALONG SAID 1 I 4 LINE N00°01'10"W 399.00 FEET; THENCE N89°54'18"E 824.40 FEET PARALLEL TO SAID SOUTH 118 LINE TO THE POINT OF BEGINNING; THENCE CONTINUING N89°54'18"E 176.61 FEET; THENCE S16°31'03"E 513.08 FEET TO A POINT ON THE CENTERLINE OF ROSTED ROAD; THENCE N88°20'24"W 322.62 FEET ALONG SAID CENTERLINE; THENCE N00°00'E 482.28 FEET TO THE POINT OF BEGINNING. CONTAINING 2.78 ACRES MORE OR LESS. SUBJECT TO THE RIGHT-OF-WAY FOR ROSTED ROAD AND ALSO SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

Split/Comb. on 04/16/2018 completed 04/16/2018 TIM ;
 Parent Parcel(s): 009-017-002-00;
 Child Parcel(s): 009-017-002-48;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	273.95	485.10	0.9244	1.0494	110	100		29,231
323 Actual Front Feet, 2.78 Total Acres							Total Est. Land Value =	29,231

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	164	50	570
Wood Frame	25.46	180	50	2,291
Total Estimated Land Improvements True Cash Value =				2,861

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

(11) Heating System: Forced Heat & Cool
 Ground Area = 1344 SF Floor Area = 1344 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,344		
			Total:	185,742	174,597

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,337
3 Fixture Bath	1	4,478	4,209

Water/Sewer

1000 Gal Septic	1	4,689	4,408
Water Well, 100 Feet	1	5,734	5,390

Garages

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

Base Cost	384	21,746	20,441
Door Opener	1	527	495

Built-Ins

Appliance Allow.	1	2,713	2,550

Porches

WCP (1 Story)	20	1,480	1,391

Deck

Composite	150	3,471	3,263

Totals: 232,002 218,081

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 268,240

2026 Est. T.C.V. 009-017-002-48 = 300,332

Est. TCV/Total Floor Area = 223.46, Most recent sale 01/05/2023 for 240,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
128,700	128,700	128,700	115,781	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	21,500	0	0	3,126	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
150,200	150,200	150,200	118,907	118,907	118,907	

009-017-002-50	2026 Est. T.C.V.	CICHELLI RYAN
Property Class: 401		10944 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W (0*2007) BEG AT W/4 COR TH N0°20'15"E 493.19 FT, N 89°53'58"E 504.59 FT, S 0°20'24"W 1814.51 FT, S 89°54'17"W 504.56 FT, N0°20'24"E 1321.26 FT TO POB. 21.02 Ac. M/L
Split on 05/16/2007 from 009-017-002-00;

Split/Comb. on 05/16/2007 completed 05/16/2007 RAY ;
Parent Parcel(s): 009-017-002-00;
Child Parcel(s): 009-017-002-50, 009-017-002-60, 009-017-002-64, 009-017-002-68;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$5000	21.02 Acres		5000	100		105,100
			21.02 Total Acres				Total Est. Land Value =	105,100

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	33.84	500	50	8,460
Fencing: Wd, Solid, 6 ft.	33.84	940	50	15,905
Fencing: Wd, Solid, 6 ft.	33.84	500	50	8,460
Wood Frame	27.63	128	50	1,768

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	3	100	30,000
Total Estimated Land Improvements			True Cash Value =	64,593

2026 Est. T.C.V. 009-017-002-50 = 169,693

Est. TCV/Total Floor Area = 126.26, Most recent sale 04/04/2017 for 62,300

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
69,500	69,500	69,500	54,129	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,300	0	1,461	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
84,800	84,800	84,800	55,590	55,590	0

009-017-002-60	2026 Est. T.C.V.	REINHART JAN S & BRENDA J
Property Class: 401		10810 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W (0*2007) PCL B-1 OF THE SURVEY RECORDED IN LIBER S-5 P 36 16.55
 Ac. M/L.
 Split on 05/16/2007 from 009-017-002-00;

Split/Comb. on 05/16/2007 completed 05/16/2007 RAY ;
 Parent Parcel(s): 009-017-002-00;
 Child Parcel(s): 009-017-002-50, 009-017-002-60, 009-017-002-68;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>200	3800	16.55 Acres	3800	100				62,890
		16.55 Total Acres					Total Est. Land Value =	62,890

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.05	468	50	4,691
Wood Frame	20.05	560	50	5,614
		Total Estimated Land Improvements	True Cash Value =	10,305

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 2432 SF Floor Area = 2432 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,200		
1 Story	Siding	Slab	800		
1 Story	Siding	Crawl Space	432		
		Total:		261,161	221,986

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	1,007
2 Fixture Bath	1	2,502	2,127

Water/Sewer

1000 Gal Septic	1	4,386	3,728
Water Well, 100 Feet	1	5,415	4,603

Porches

WCP (1 Story)	64	3,514	2,987
Foundation: Shallow	64	-692	-588
WCP (1 Story)	49	2,907	2,471
Foundation: Shallow	49	-593	-504
CCP (1 Story)	126	3,354	2,851
CCP (1 Story)	144	3,794	3,225

Garages

Class: CD Exterior: Pole (Unfinished)			
Door Opener	2	935	795
Base Cost	1200	25,428	21,614
Class: CD Exterior: Pole (Unfinished)			
Base Cost	350	10,213	8,681
Class: CD Exterior: Pole (Unfinished)			
Base Cost	3008	63,740	54,179

Built-Ins

Appliance Allow.	1	1,897	1,612

Fireplaces

Parcel Number: 009-017-002-60

Page: 2

Wood Stove	1	2,107	1,791
Deck			
w/Roof (Roof portion)	981	13,175	11,199
Totals:		404,428	343,764

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 422,830

2026 Est. T.C.V. 009-017-002-60			=	496,025
Est. TCV/Total Floor Area = 203.96				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
217,900	217,900	217,900	132,872	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	30,100	0	3,587	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
248,000	248,000	248,000	136,459	136,459

009-017-002-64	2026 Est. T.C.V.	STATEN JEFFREY & MEGAN
Property Class: 401		10800 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W (0*2007) PCL B-2 & B-4 OF THE SURVEY RECORDED IN LIBER S-5 P 36 16.02 A & 2.84 A. M/L 2016-01721 4/13/2016 EXEMPT PARCEL BOUNDARY TRANSFER TO 017-002-64 DESCRIBED AS PARCEL B-4 ON BOOK OF SURVEYS S-5P36 2.84A M/L B-4 DESCRIBED IN QD 2016-01721 AS PART OF SECTION 17, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED TO-WIT: COMMENCING AT THE WEST 1/4 CORNER OF SECTION 17, T22N, R8W; THENCE S 00 DEGREES, 20 MINUTES, 24 SECONDS W 1321.26 FEET ALONG THE WEST LINE OF SAID SECTION 17 TO A POINT ON THE SOUTH 1/8 LINE OF SAID SECTION 17; THENCE N 89 DEGREES, 54 MINUTES, 17 SECONDS E 1028.58 FEET ALONG SAID SOUTH 1/8 LINE TO THE POINT OF BEGINNING; THENCE N 06 DEGREES, 28 MINUTES 09 SECONDS E 664.14 FEET; THENCE N 30 DEGREES, 08 MINUTES, 55 SECONDS W 110.24 FEET; THENCE N 89 DEGREES, 54 MINUTES, 17 SECONDS E 185.02 FEET; THENCE S 00 DEGREES, 20 MINUTES, 24 SECONDS W 755.23 FEET TO A POINT ON SAID SOUTH 1/8 LINE; THENCE S 89 DEGREES, 54 MINUTES, 17 SECONDS W 200.00 FEET ALONG SAID SOUTH 1/8 LINE TO THE POINT OF BEGINNING. CONTAINING 2.84 ACRES MORE OR LESS. SUBJECT TO THE RIGHT-OF-WAY FOR ROSTED ROAD. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

FROMERLY SEC 17 T22N R8W (0*2007) PCL B-2 OF THE SURVEY RECORDED IN LIBER S-5 P 36 16.02 AC. M/L

SPLIT ON 5-16-2007 FROM 009-017-002-00

2016-01721 4/13/2016 EXEMPT PARCEL BOUNDARY TRANSFER FROM 017-002-00 TO 017-002-64 DESCRIBED AS PARCEL B-4 ON BOOK OF SURVEYS S-5P36 2.84A M/L; PARENT PARCEL(S): 009-017-002-00; CHILD PARCEL(S): 009-017-002-71 REFERENCE BECOMES PART OF 017-002-64

2007 SPLIT FROM 017-002-00 FOR 2008.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>20@	\$3800	18.86 Acres			3800	100		71,668
		18.86 Total Acres					Total Est. Land Value =	71,668

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	29.49	96	50	1,415
				Total Estimated Land Improvements True Cash Value = 1,415

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 2003

(11) Heating System: Forced Air w/ Ducts , Wood Furnace Add-On

Ground Area = 1198 SF Floor Area = 1964 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	576		
2 Story	Siding	Crawl Space	622		
			Total:	248,547	203,791

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,166
3 Fixture Bath	1	4,478	3,672
2 Fixture Bath	1	2,996	2,457

Water/Sewer

1000 Gal Septic	1	4,689	3,845
Water Well, 100 Feet	1	5,734	4,702

Porches

WPP	28	1,578	1,294

Deck

Treated Wood	198	3,958	3,246

Parcel Number: 009-017-002-64

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Treated Wood	19	851	698
w/Roof (Roof portion)	320	4,838	3,967
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	579	28,875	23,677
Door Opener	1	527	432
Class: D Exterior: Pole (Unfinished)			
Base Cost	768	15,452	12,671
No Concrete Floor	768	-4,193	-3,438
Built-Ins			
Appliance Allow.	1	2,713	2,225
Fireplaces			
Prefab 1 Story	1	2,542	2,084
Totals:		325,007	266,489

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 327,781

2026 Est. T.C.V. 009-017-002-64					=	400,864	
Est. TCV/Total Floor Area = 204.11, Most recent sale 09/12/2022 for 300,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
176,800	176,800	176,800	154,753	2.70			
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	23,600	0	0	4,178	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
200,400	200,400	200,400	158,931	158,931	158,931		

009-017-002-68
Property Class: 402
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

STATEN JEFFREY & MEGAN
W ROSTED RD
LAKE CITY, MI 49651

2016-02532 AFF & 2016-01721 SEC 17 T22N R8W (0*2007) PCL B-3 OF THE SURVEY
RECORDED IN LIBER S-5 P 36 COMMENCING AT THE WEST 1/4 CORNER OF SECTION 17,
T22N, R8W; THENCE S 00 DEGREES, 20 MINUTES, 24 SECONDS W 1321.26 FEET ALONG THE
WEST LINE OF SAID SECTION 17 TO A POINT ON THE SOUTH 1/8 LINE OF SAID SECTION
17; THENCE N 89 DEGREES, 54 MINUTES, 17 SECONDS E 504.56 FEET ALONG SAID SOUTH
1/8LINE TO THE POINT OF BEGINNING; THENCE N 00 DEGREES, 20 MINUTES, 24 SECONDS E
755.23 FEET PARALLEL TO SAID WEST SECTION LINE; THENCE N 89 DEGREES, 54 MINUTES,
17 SECONDS E 400.36 FEET PARALLEL TO SAID SOUTH 1/8LINE; S30-08'55"E 139.97
FEET; THENCE S 06 DEGREES, 28 MINUTES, 09 SECONDS W 638.25 FEET TO A POINT ON
SAID SOUTH 1/8LINE; THENCE S 89 DEGREES, 54 MINUTES, 17 SECONDS W 403.23 FEET
ALONG SAID SOUTH 1/8 LINE TO THE POINT OF BEGINNING. CONTAINING 7.58 ACRES MORE
OR LESS. SUBJECT TO THE RIGHT OF WAY FOR ROSTED ROAD. SUBJECT TO EASEMENTS,
RESERVATIONS AND RESTRICTIONS OF RECORD. 7.58 AC. M/L
SPLIT ON 05/16/2007 FROM 009-017-002-00;

Split/Comb. on 05/16/2007 completed 05/16/2007 RAY ;
Parent Parcel(s): 009-017-002-00;
Child Parcel(s): 009-017-002-50, 009-017-002-60, 009-017-002-64,
009-017-002-68;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>20@	\$3800	7.58 Acres	3800	100				28,804
		7.58 Total Acres			Total Est.		Land Value =	28,804

2026 Est. T.C.V.	009-017-002-68	=	28,804
Est. TCV/Total Floor Area = 14.67, Most recent sale 09/12/2022 for 300,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
14,000	14,000	14,000	10,717
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	400	0	289
2026 Assessed	MBOR	S.E.V.	Capped
14,400	14,400	14,400	11,006
			->Taxable<-
			PRE/MBT
			11,006

009-017-002-70	2026 Est. T.C.V.	GUNNERSON MATTHEW ALLAN
Property Class: 402		ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

EC 17 T22N R8W (0*2004) BEGS 0 DEG 01'10"E 320.89 FT & S 87 DEG 29'10"E 138.36 FT FROM N 1/4 COR, TH S 87 DEG 29'10"E 1176.49 FT, SO DEG 23'39"E 2284.46 FT, SO DEG 22'15"E 1420.25 FT, N 88 DEG 24'44"W 85.41 FT, N 16 DEG 31'03"W 100.22 FT, N 16 DEG 31'03"W 1377.78 FT, N 16 DEG 31'03"W 638.51 FT, N 16 DEG 35' 35"W 1288.02 FT, N 16 DEG 30'30"W 511.43 FT TO POB. 53.6A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3800	38.60 Acres	3800	100				146,680
Residentia INFERIOR@\$1400		15.00 Acres	1400	100		OVERHEAD POWER LINE EASEMENT		21,000
		53.60 Total Acres				Total Est. Land Value =		167,680

2026 Est. T.C.V. 009-017-002-70 = 167,680

Est. TCV/Total Floor Area = 85.38, Most recent sale 08/20/2004 for 94,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
81,900	81,900	81,900	43,589	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,900	0	0	1,176	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
83,800	83,800	83,800	44,765	44,765	0

009-017-002-90	2026 Est. T.C.V.	ODREN RONALD G & KATHLEEN M
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W (0*2002) THAT PART OF W 1/2 OF NE 1/4 LYING N OF N LINE OF
FORMER RR R/W. 7.38A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>400	\$3800	7.38 Acres	3800	100				28,044
		7.38 Total Acres					Total Est. Land Value =	28,044

2026 Est. T.C.V. 009-017-002-90 = 28,044

Est. TCV/Total Floor Area = 14.28, Most recent sale 06/01/2002 for 11,375

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
13,700	13,700	13,700	10,457	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	300	0	282	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,000	14,000	14,000	10,739	10,739	0	

009-017-003-00
 Property Class: 402
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

BARTZ LOUIS A & CAROLE L
 S LACHANCE RD
 LAKE CITY, MI 49651

SEC 17 T22N R8W (0*1999) BEG S 0 DEG 20'23"W 76.62 FT FROM NW CORTH S 87 DEG 29'10"E 5288.52 FT, S 0 DEG 46'22"E 100.16 FT, N 87 DEG 29'10"W 2630.67 FT, S 0 DEG 01 '38"E 226.14 FT, S 60 DEG 13'22"W 3074.36 FT, N 0 DEG 20'23"E 1969.71 FT TO POB. 76.11A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia INFERIOR@	\$1400	76.11 Acres	1400	100				106,554
		76.11 Total Acres			Total Est. Land Value =			106,554

2026 Est. T.C.V. 009-017-003-00 = 106,554

Est. TCV/Total Floor Area = 54.25, Most recent sale 06/01/1999 for 67,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
53,300	53,300	53,300	50,278	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	1,357	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
53,300	53,300	53,300	51,635	51,635	51,635	

009-017-007-00	2026 Est. T.C.V.	ALLEN JOSHUA J & AMANDA L
Property Class: 401		10955 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W PCL A OF THE SURVEY RECORDED IN LIBER S-3 PG 331. 10.7A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.70 Acres			5600	100		59,920
		10.70 Total Acres					Total Est. Land Value =	59,920

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	648	0	0
D/W/P: Asphalt Paving	2.89	550	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 2001

(11) Heating System: Forced Heat & Cool
 Ground Area = 1400 SF Floor Area = 1400 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,400		
Total:				192,961	146,650

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	901
3 Fixture Bath	1	3,721	2,828

Water/Sewer

1000 Gal Septic	1	4,386	3,333
Water Well, 100 Feet	1	5,415	4,115

Deck

Treated Wood w/Roof (Deck Portion)	448	6,612	5,025
Treated Wood w/Roof (Roof portion)	448	6,052	4,600
Treated Wood	120	2,776	2,110
Treated Wood	104	2,477	1,883
Treated Wood	20	877	667

Garages

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

Base Cost	960	31,123	23,653
Door Opener	1	468	356

Class: CD Exterior: Pole (Unfinished)

Door Opener	2	935	711
Base Cost	2176	46,109	35,043

Class: CD Exterior: Pole (Unfinished)

Base Cost	1200	25,428	19,325

Built-Ins

Appliance Allow.	1	1,897	1,442

Breezeways

Frame Wall	390	18,158	13,800

Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	256	1,027	945	*92% Good

Totals:	351,607	267,387

Parcel Number: 009-017-007-00

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Notes:

 ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 328,886

2026 Est. T.C.V. 009-017-007-00	=	391,231
Est. TCV/Total Floor Area = 279.45, Most recent sale 09/20/2024 for 330,000		
2025 Assessed	MBOR	S.E.V.
171,000	171,000	171,000
		171,000
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	24,600	0
		4,617
2026 Assessed	MBOR	S.E.V.
195,600	195,600	195,600
		175,617
		->Taxable<-
		175,617
		PRE/MBT
		175,617

009-017-007-20	2026 Est. T.C.V.	BORCHERS KURT F & LAURA R AND
Property Class: 402		W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W PCL B OF THE SURVEY RECORDED IN LIBER S-3 PG 331. 10.26A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.26 Acres			5600	100		57,456
		10.26 Total Acres					Total Est. Land Value =	57,456

2026 Est. T.C.V. 009-017-007-20 = 57,456

Est. TCV/Total Floor Area = 41.04

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
25,700	25,700	25,700	11,707	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	0	316	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,700	28,700	28,700	12,023	12,023	12,023	

009-017-007-40	2026 Est. T.C.V.	BORCHERS KURT F & LAURA R &
Property Class: 401		10685 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W PCL C OF THE SURVEY RECORDED IN LIBER S-3 PG 331. 12.95A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		12.95 Acres			5600	100		72,520
		12.95 Total Acres					Total Est. Land Value =	72,520

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	376	50	1,237
Metal Prefab/Conc.	22.22	216	50	2,400
				Total Estimated Land Improvements True Cash Value = 3,637

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C Blt 1999

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1144 SF Floor Area = 2496 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,144		
1 Story	Siding	Overhang	208		
			Total:	297,342	237,874

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 100 Feet	1	5,734	4,587

Porches

WCP (1 Story)	288	10,233	8,186

Deck

Treated Wood	312	5,341	4,273

Garages

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

Base Cost	576	23,910	19,128
Common Wall: 1 Wall	1	-2,589	-2,071

Class: C Exterior: Pole (Unfinished)

Base Cost	1040	24,596	19,677
No Concrete Floor	1040	-6,770	-5,416

Built-Ins

Appliance Allow.	1	2,713	2,170

Carports

Aluminum	528	7,545	6,036

Totals: 378,644 302,915

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 372,585

2026 Est. T.C.V. 009-017-007-40 = 448,742

Est. TCV/Total Floor Area = 179.78, Most recent sale 06/01/1998 for 16,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
193,800	193,800	193,800	119,357	2.70

Parcel Number: 009-017-007-40

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	30,600	0	0	3,222	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	224,400	224,400	224,400	122,579	122,579	122,579

009-017-007-60	2026 Est. T.C.V.	CHENARD PETER E
Property Class: 401		10811 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W PCL D OF THE SURVEY RECORDED IN LIBER S-3 PG 331. 3.11A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	300.00	450.00	0.9036	1.0299	110	100		30,710
300 Actual Front Feet,	3.10	Total Acres			Total Est.		Land Value =	30,710

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	495	0	0
D/W/P: 4in Ren. Conc.	8.17	432	0	0
Wood Frame	24.96	192	50	2,396

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements				4,821

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1996

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1456 SF Floor Area = 2184 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,456		
			Total:	292,034	248,181

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806
2 Fixture Bath	1	2,996	2,547

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

WCP (1 Story)	416	14,348	12,196

Garages

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

Base Cost	650	31,408	26,697
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	1	527	448

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals: 357,760 304,049

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 373,980

2026 Est. T.C.V. 009-017-007-60 = 409,511

Est. TCV/Total Floor Area = 187.51

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
173,400	173,400	173,400	99,444	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	31,400	0	2,684	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
204,800	204,800	204,800	102,128	102,128	102,128

009-017-007-70	2026 Est. T.C.V.	ERICKSON MICHAEL & TINA
Property Class: 401		10757 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W PCL E OF THE SURVEY RECORDED IN LIBER S-3 PG 331. 3.11A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	300.00	450.00	0.9036	1.0299	110	100		30,710
300 Actual Front Feet,	3.10	Total Acres			Total Est.		Land Value =	30,710

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1320	0	0
D/W/P: 4in Concrete	6.96	119	0	0
D/W/P: 4in Concrete	6.96	18	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements				2,500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1997

(11) Heating System: Forced Heat & Cool
 Ground Area = 1144 SF Floor Area = 1144 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,144		
			Total:	174,823	143,351

Other Additions/Adjustments

Recreation Room	216	4,098	3,360

Plumbing

Average Fixture(s)	1	1,422	1,166
3 Fixture Bath	1	4,478	3,672

Water/Sewer

1000 Gal Septic	1	4,689	3,845
Water Well, 100 Feet	1	5,734	4,702

Deck

Pine w/Roof (Deck Portion)	107	2,074	1,701
Pine w/Roof (Roof portion)	107	1,905	1,562
Treated Wood	712	9,071	7,438
Treated Wood	20	896	735

Built-Ins

Appliance Allow.	1	2,713	2,225

Garages

Class: C Exterior: Pole (Unfinished)			
Base Cost	1152	27,245	22,341

Totals: 239,148 196,098

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 241,201

2026 Est. T.C.V. 009-017-007-70 = 274,411

Est. TCV/Total Floor Area = 239.87, Most recent sale 10/18/2017 for 135,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
117,100	117,100	117,100	80,191	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	20,100	0	2,165	0		

Parcel Number: 009-017-007-70Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
137,200	137,200	137,200	82,356	82,356	82,356

009-017-007-80	2026 Est. T.C.V.	LOONEY AMANDA L
Property Class: 401		10639 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W PCL F OF THE SURVEY RECORDED IN LIBER S-3 PG 331. 1.03A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	150.00	300.00	1.0746	0.9306	110	100		16,500
150 Actual Front Feet, 1.03 Total Acres							Total Est. Land Value =	16,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/CHALF/04'/211	14.00	66	50	462
/CI16/YARI/VINF/451L	33.00	80	50	1,320
Total Estimated Land Improvements True Cash Value =				1,782

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1996

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1144 SF Floor Area = 1144 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,144		
			Total:	159,013	111,309

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	829
3 Fixture Bath	1	3,721	2,605

Water/Sewer

1000 Gal Septic	1	4,386	3,070
Water Well, 100 Feet	1	5,415	3,790

Porches

WCP (1 Story)	96	4,444	3,111
WPP	264	4,697	3,288

Deck

Treated Wood	120	2,776	1,943

Garages

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

Base Cost	576	21,439	15,007
Common Wall: 1 Wall	1	-2,421	-1,695
Door Opener	1	468	328

Built-Ins

Appliance Allow.	1	1,897	1,328

Totals: 207,020 144,913

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 178,243

2026 Est. T.C.V. 009-017-007-80 = 196,525

Est. TCV/Total Floor Area = 171.79, Most recent sale 12/07/2017 for 75,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
83,300	83,300	83,300	55,904	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,000	0	1,509	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

98,300

98,300

98,300

57,413

57,413

57,413

009-017-008-02	2026 Est. T.C.V.	SIDDALL TRISTAN
Property Class: 401		10190 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W (0*2000) BEG 1057 FT S & 840 FT W OF NE COR OF SE 1/4, W 150 FT, S TO C/L ROSTED ROAD, E'LY 150 FT, N TO POB. 1.1019A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	150.00	319.44	1.0746	0.9453	110	100		16,761
150 Actual Front Feet,	1.10	Total Acres			Total Est.	Land Value =		16,761

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1976

(11) Heating System: Wall Furnace

Ground Area = 910 SF Floor Area = 910 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	910		
			Total:	44,998	15,750

Other Additions/Adjustments

Water/Sewer

1000 Gal Septic	1	4,109	1,438
Water Well, 50 Feet	1	3,344	1,170

Totals: 52,451 18,358

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 17,257

2026 Est. T.C.V.	009-017-008-02	=	34,018
Est. TCV/Total Floor Area = 37.38, Most recent sale 04/26/2023 for 25,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
13,600	13,600	13,600	13,600
			2.70
2026 New Eq.	Adjustment	Loss	Additions
0	3,400	0	0
			367
2026 Assessed	MBOR	S.E.V.	Capped
17,000	17,000	17,000	13,967
			13,967
			13,967

009-017-008-15	2026 Est. T.C.V.	ROOT RENTALS LLC
Property Class: 401		10092 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W (2*1997) BEG 1057 FT S & 390 FT W OF E 1/4 COR THW 150 FT, S 370 FT, E 150 FT, N 370 FT TO POB. 1.2741A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	150.00	370.00	1.0746	0.9807	110	100		17,388
150 Actual Front Feet, 1.27 Total Acres							Total Est. Land Value =	17,388

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	20.63	80	95	1,567
Total Estimated Land Improvements			True Cash Value =	1,567

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1995

(11) Heating System: Wall Furnace

Ground Area = 924 SF Floor Area = 924 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Plywood	Comp.Shingle	924		
			Total:	59,173	44,972

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	160	1,875	1,425

Plumbing

Average Fixture(s)	1	1,010	768
3 Fixture Bath	1	2,944	2,237

Water/Sewer

1000 Gal Septic	1	4,689	3,564
Water Well, 100 Feet	1	5,734	4,358

Deck

Treated Wood	48	1,667	1,267

Built-Ins

Appliance Allow.	1	2,713	2,062

Totals: 79,805 60,653

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 57,014

2026 Est. T.C.V. 009-017-008-15 = 75,969

Est. TCV/Total Floor Area = 82.22, Most recent sale 02/01/2002 for 10,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
30,800	30,800	30,800	22,320	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,200	0	0	602	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
38,000	38,000	38,000	22,922	22,922	0

009-017-008-18	2026 Est. T.C.V.	PARKER PATRICK DEE & CAROL JANEAN
Property Class: 401		10130 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W (0*1997) BEG 1057 FT S & 540 FT W OF E 1/4 COR THW 150 FT, S 370 FT, E 150 FT, N 370 FT TO POB. 1.2741A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	150.00	370.00	1.0746	0.9807	110	100		17,388
150 Actual Front Feet, 1.27 Total Acres							Total Est. Land Value =	17,388

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	27.77	64	91	1,617
Total Estimated Land Improvements			True Cash Value =	1,617

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1976

(11) Heating System: Forced Warm Air

Ground Area = 784 SF Floor Area = 784 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	784		
			Total:	42,050	14,718

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	140	1,562	547

Plumbing

Average Fixture(s)	1	783	274

Water/Sewer

1000 Gal Septic	1	4,109	1,438
Water Well, 100 Feet	1	5,150	1,802

Deck

Treated Wood	32	1,299	455

Built-Ins

Appliance Allow.	1	1,607	562

Totals: 56,560 19,796

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 18,608

2026 Est. T.C.V. 009-017-008-18 = 37,613

Est. TCV/Total Floor Area = 47.98, Most recent sale 09/26/2025 for 25,250

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
15,400	15,400	15,400	15,400	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,400	0	0	3,400	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,800	18,800	18,800	15,815	18,800	0	

009-017-008-20 2026 Est. T.C.V. MCLAIN DOUGLAS F & MELISSA A
 Property Class: 201 2730 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 17 T22N R8W BEG 1057 FT S OF E 1/4 COR W'LY 390 FT S 370 FT TO C/L ROSTED
 ROAD, E'LY 390 FTN 377.19 TO POB. 3.3127A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	390.00	370.00	1.0000	0.0000	0	100*		0
COMMERCIAL 2-4A	9000		3.31 Acres		9000	100		29,817
* denotes lines that do not contribute to the total acreage calculation.								
390 Actual Front Feet, 3.31 Total Acres Total Est. Land Value =								29,817

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.41	340	94	6,523
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/OUTL/2AVG/FL05	802.50	1	100	803
Total Estimated Land Improvements True Cash Value =				7,326

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2003
 Description of Occupancy: CAL 58

Costs are taken from the Garages - Service/Fleet Facilities Repair cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
 Stories: 1 Story Height: 16 Perimeter: 256

Base Rate for Upper Floors = 77.53

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.90 85%
 (10) Heating system: Package Heating & Cooling Cost/SqFt: 22.80 15%
 Combined Heating System adjustment: 8.44 100%
 Adjusted Square Foot Cost for Upper Floors = 85.97

Total Floor Area: 3,840 Base Cost New of Upper Floors = 330,106

Reproduction/Replacement Cost = 330,106
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0
 Total Depreciated Cost = 224,472

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 1 = 368,134
 Replacement Cost/Floor Area= 85.97 Est. TCV/Floor Area= 95.87

Total Estimated True Cash Value of Commercial/Industrial Buildings = 368,134

2026 Est. T.C.V. 009-017-008-20 = 405,277

Est. TCV/Total Floor Area = 105.54

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
172,400	172,400	172,400	87,150	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	30,200	0	0	2,353	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
202,600	202,600	202,600	89,503	89,503	0	

009-017-008-25	2026 Est. T.C.V.	GREGORY MICHAEL RAY SR & MABEL E
Property Class: 401		10150 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 17 T22N R8W BEG 1057 FT S & 690 FT W OF E 1/4 POST TH W 170 FT S TO C/L
 ROSTED RD, E 170 FT N TO POB. 1.2606A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	161.00	340.90	1.0557	0.9608	110	100		17,964
161 Actual Front Feet,	1.26	Total Acres			Total Est.	Land Value =		17,964

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

(11) Heating System: Forced Warm Air
 Ground Area = 980 SF Floor Area = 980 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	980		
			Total:	50,016	17,506

Other Additions/Adjustments

Totals: 50,016 17,506

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 16,456

Cost Est. for Res. Bldg: 2 Mobile Home HUD Cls Low Blt 1980

(11) Heating System: Forced Warm Air
 Ground Area = 980 SF Floor Area = 980 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	980		
			Total:	50,016	17,506

Other Additions/Adjustments

Totals: 50,016 17,506

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 16,456

2026 Est. T.C.V. 009-017-008-25 = 50,876

Est. TCV/Total Floor Area = 25.96, Most recent sale 09/17/2020 for 17,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
20,300	20,300	20,300	20,300	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,100	0	0	548	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
25,400	25,400	25,400	20,848	20,848	10,424

009-017-008-30	2026 Est. T.C.V.	GUNNERSON VICKIE
Property Class: 401		2676 S LACHANCE RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 17 T22N R8W E 990 FT OF N 1057 FT OF NE 1/4 OF SE 1/4 EXC N 528 FT THOF & EXC BEG 32 RDS S OF NE COR TH W 20 RDS, S 16 RDS, E 20 RDS, N 16 RDS TO POB. & EXCEPT 2013-02312 QD Part of the Northeast 1/4 of the Southeast 1/4, Section 17, T22N, R8W, Lake Township, Missaukee County, Michigan more fully described as COMM at the East 1/4 corner of said Section 17, thence S 0 DEG 43'20" E 792.00 feet along the East line of said Section 17 to the Point of Beginning, thence S00°43'20"E 5.60 feet along said East Section line, thence S89°22'44" W 330.00 feet along an existing fence line, thence N00°43'20"W 8.60 feet, thence N89DEG 53'58" E 330.00 feet to the Point of Beginning. Containing 0.05 acres more or less. Subject to easements, reservations and restrictions of record. 9.9689A M/L

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.02 Acres			5600	100		56,112
		10.02 Total Acres					Total Est. Land Value =	56,112

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	27.96	120	50	1,677
Wood Frame	24.21	240	50	2,905
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements			True Cash Value =	6,957

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

(11) Heating System: Forced Warm Air
 Ground Area = 796 SF Floor Area = 796 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	728		
Addition	Siding	Crawl	68		
		Total:		55,561	19,446

Other Additions/Adjustments

Water/Sewer	Size	Cost New	Depr. Cost
1000 Gal Septic	1	4,689	1,641
Water Well, 50 Feet	1	3,344	1,170

Deck

Treated Wood w/Roof (Deck Portion)	108	2,618	916
Treated Wood w/Roof (Roof portion)	108	1,921	672
Treated Wood w/Roof (Deck Portion)	128	2,977	1,042
Treated Wood w/Roof (Roof portion)	128	2,237	783

Totals:	73,347	25,670

Notes: 1980 RELOCATED

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:	24,130

Ag. Bld 1	0, Lean-To Loafing Shed	Class:D,Pole	Quality:Low Cost
Height: 10 ft			

Description	Rate	Size	Cost New
Base Cost	3.96	624	2,471
Default Walls	6.16	468	2,883

Phy/Ab.Phy/Func/Econ/Comb. % Good=50/100/100/100/50	Depr. Cost =	2,677
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 =		2,490

Parcel Number: 009-017-008-30

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Total Estimated True Cash Value of Agricultural Buildings	=	2,490

2026 Est. T.C.V. 009-017-008-30	=	89,689

Est. TCV/Total Floor Area = 112.67, Most recent sale 09/05/1998 for 39,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
39,300	39,300	39,300	19,215	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,500	0	518	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
44,800	44,800	44,800	19,733	19,733	19,733

009-017-008-40	2026 Est. T.C.V.	ROSE JENNIFER J
Property Class: 401		2520 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 17 T22N R8W N 260 FT OF E 320 FT OF NE 1/4 OF SE 1/4. 1.91A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	260.00	320.00	0.9365	0.9457	110	100		25,331
260 Actual Front Feet, 1.91 Total Acres							Total Est. Land Value =	25,331

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.68	225	50	2,439
Total Estimated Land Improvements			True Cash Value =	2,439

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1144 SF Floor Area = 1144 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,144		
			Total:	137,975	103,480

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	889

Water/Sewer

1000 Gal Septic	1	4,386	3,289
Water Well, 50 Feet	1	3,344	2,508

Garages

Class: CD Exterior: Pole (Unfinished)			
Base Cost	764	17,541	13,156

Built-Ins

Appliance Allow.	1	1,897	1,423

Totals: 166,328 124,745

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 153,436

2026 Est. T.C.V. 009-017-008-40 = 181,206

Est. TCV/Total Floor Area = 158.40, Most recent sale 02/19/2016 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
77,000	77,000	77,000	46,685	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,600	0	0	1,260	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
90,600	90,600	90,600	47,945	47,945	47,945

009-017-008-50	2026 Est. T.C.V.	MCGOWAN SHANE J
Property Class: 401		2580 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 17 T22N R8W N 528 FT OF NE 1/4 OF SE 1/4 EXC W 330 FT THOF & EXC N 260 FT OF E 320 FT THOF. 10.09A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.09 Acres			5600	100		56,504
		10.09 Total Acres					Total Est. Land Value =	56,504

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	26.22	96	45	1,133
				Total Estimated Land Improvements True Cash Value = 1,133

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1990

(11) Heating System: Forced Hot Water
 Ground Area = 1620 SF Floor Area = 1620 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,620		
			Total:	192,299	134,608

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	829
3 Fixture Bath	1	3,721	2,605

Water/Sewer

1000 Gal Septic	1	4,386	3,070
Water Well, 50 Feet	1	3,344	2,341

Deck

Treated Wood	240	4,399	3,079

Built-Ins

Appliance Allow.	1	1,897	1,328

Fireplaces

Wood Stove	1	2,107	1,475

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	1200	25,428	17,800

Totals: 238,766 167,135

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 165,464

2026 Est. T.C.V. 009-017-008-50 = 223,101

Est. TCV/Total Floor Area = 137.72, Most recent sale 09/18/2020 for 55,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
89,600	89,600	89,600	60,586	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	22,000	0	0	1,635	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
111,600	111,600	111,600	62,221	62,221	62,221

009-017-008-90 2026 Est. T.C.V. PARKER PATRICK D & CAROL J
 Property Class: 401 10240 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 17 T22N R8W W 330 FT OF NE 1/4 OF SE 1/4 & W 330 FT OF N 60 FT OF SE/4 OF
 SE/4 10.11 AC. M/L.
 COMBINATION OF 2 PARCELS ON 9/14/2007

COMBINE ON 09/24/2007 COMPLETED 09/24/2007 RAY ;
 PARENT PARCEL(S): 009-017-008-90, 009-017-008-00;
 CHILD PARCEL(S): 009-017-008-90;

 --

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.11 Acres			5600	100		56,616
		10.11 Total Acres					Total Est. Land Value =	56,616

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl, 2 Rail	16.72	100	0	0
Wood Frame	31.15	64	50	997
				Total Estimated Land Improvements True Cash Value = 997

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1989

(11) Heating System: Wall Furnace
 Ground Area = 1160 SF Floor Area = 1160 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	1064		
Addition	Siding	Crawl	96		
			Total:	63,427	22,199

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	168	1,925	674

Plumbing

3 Fixture Bath	1	2,628	920

Water/Sewer

1000 Gal Septic	1	4,386	1,535
Water Well, 50 Feet	1	3,344	1,170

Deck

Treated Wood	240	4,399	1,540
w/Roof (Roof portion)	384	5,219	1,827
w/Roof (Roof portion)	240	3,466	1,213
w/Roof (Roof portion)	384	5,219	1,827

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 576 19,077 6,677

Totals: 113,090 39,582

Notes: 1989 NEW MOON

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 37,207

2026 Est. T.C.V. 009-017-008-90 = 94,820

Est. TCV/Total Floor Area = 81.74, Most recent sale 09/06/2019 for 31,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
40,900	40,900	40,900	23,571	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-017-008-90

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0	6,500	0	0	636	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
47,400	47,400	47,400	24,207	24,207	0

009-017-009-00	2026 Est. T.C.V.	LAKE TOWNSHIP
Property Class: 201		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W BEG 32 RDS S OF NE COR OF NE 1/4 OF SE 1/4 TH S 16 RDS, W 20 RDS
 N 16 RDS, E 20 RDS TO POB. ALSO BEG 792 FT S OF E 1/4 COR, TH S 0 DEG 43'20"E
 5.6 FT, S 89 DEG 22'44"W 330 FT, N 0 DEG 43'20"W 8.6 FT, N 89 DEG 53'58"E 330 FT
 TO POB 2.0538A

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE	0 264.00	330.00	1.0000	0.0000	0	100*		0
COMMERCIAL <2A M/L		2.00 Acres	18000	100				36,000
* denotes lines that do not contribute to the total acreage calculation.								
264 Actual Front Feet, 2.00 Total Acres Total Est. Land Value =								36,000

2026 Est. T.C.V. 009-017-009-00 = 0

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	0	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-017-012-10	2026 Est. T.C.V.	STAATS DONALD J & SHAWN L
Property Class: 401		10091 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W (2*2003) BEG 922 FT N & 373 FT W OF SE COR OF SE 1/4, TH W 115 FT, N TO C/L ROSTED ROAD, E 115 FT, S TO POB. .8923A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	115.00	286.00	1.1484	0.9196	110	100		13,358
115 Actual Front Feet, 0.76 Total Acres							Total Est. Land Value =	13,358

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.09	168	25	970
Wood Frame	23.98	144	25	863
Total Estimated Land Improvements				1,833

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

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost

Other Additions/Adjustments

Plumbing

3 Fixture Bath	1	-3,721	-2,605

Water/Sewer

1000 Gal Septic	1	4,386	3,070
Water Well, 50 Feet	1	3,344	2,341

Garages

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

Base Cost	468	16,516	11,561

Totals:	20,525	14,367

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 17,671

2026 Est. T.C.V. 009-017-012-10 = 32,862

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/10/2024 for 29,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
14,100	14,100	14,100	14,100	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,300	0	380	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,400	16,400	16,400	14,480	14,480	0	

009-017-012-21 2026 Est. T.C.V. LARRABEE BRIAN TRUST
 Property Class: 401 10055 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 17 T22N R8W BEG 922 FT N OF SE COR OF SE 1/4 W 373 FT N TO C/L ROSTED RD E
 373FT, S TO POB 2.8943 A M/L
 SPLIT/COMBINED ON 08/07/2023 FROM 009-017-012-20;
 COMBINED ON 12/01/2025 FROM 009-017-012-25, 009-017-012-20;

Split/Comb. on 12/01/2025 completed 12/01/2025 TIM ;
 Parent Parcel(s): 009-017-012-25, 009-017-012-20;
 Child Parcel(s): 009-017-012-21;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	373.00	338.01	0.8557	0.9588	110	100		33,663
373 Actual Front Feet, 2.89 Total Acres							Total Est. Land Value =	33,663

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D 10 Blt 2001

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1032 SF Floor Area = 1032 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,032		
			Total:	124,148	99,320

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	790

Water/Sewer

1000 Gal Septic	1	4,109	3,287
Water Well, 50 Feet	1	3,344	2,675

Porches

CCP (1 Story)	180	4,216	3,373

Garages

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

Common Wall: 2 Wall	1	-4,453	-3,562
Door Opener	1	415	332
Base Cost	168	7,456	5,965

Deck

w/Roof (Roof portion)	120	1,754	1,403

Totals: 141,977 113,583

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 139,707

2026 Est. T.C.V. 009-017-012-21 = 173,370

Est. TCV/Total Floor Area = 167.99

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	40,662	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
86,700	0	0	0	41,759	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
86,700	86,700	86,700	41,759	41,759	0	

009-017-012-30	2026 Est. T.C.V.	KNUTESON ALENA & STUCK MARC
Property Class: 401		10160 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 17 T22N R8W BEG 968 FT W OF SE COR OF SE 1/4 TH N TO C/L ROSTED ROAD, E
280 FT, S 624 FT E 175 FT S TO S SEC LINE, W 455 FT TO POB. 10.4151A

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.41	Acres		5600	100		58,296
		10.41	Total Acres				Total Est. Land Value =	58,296

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	3700	0	0
D/W/P: 4in Ren. Conc.	7.33	226	0	0
D/W/P: 3.5 Concrete	6.16	600	0	0
Wood Frame	23.98	144	50	1,726
Wood Frame	20.50	352	50	3,608
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				7,834

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

(11) Heating System: Forced Heat & Cool
Ground Area = 1456 SF Floor Area = 1456 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,456		
			Total:	174,594	130,944

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	889
3 Fixture Bath	1	3,721	2,791

Water/Sewer

1000 Gal Septic	1	4,386	3,289
Water Well, 100 Feet	1	5,415	4,061

Porches

CSEP (1 Story)	512	18,417	13,813

Deck

Treated Wood w/Roof (Deck Portion)	192	3,792	2,844
Treated Wood w/Roof (Roof portion)	192	2,903	2,177
Treated Wood w/Roof (Deck Portion)	420	6,346	4,759
Treated Wood w/Roof (Roof portion)	420	5,687	4,265
w/Roof (Roof portion)	320	4,374	3,280

Garages

Class: CD Exterior: Pole (Unfinished)

Door Opener	1	468	351
Base Cost	1200	25,428	19,071

Class: D Exterior: Pole (Unfinished)

Base Cost	832	16,449	12,337
Door Opener	1	415	311

Built-Ins

Appliance Allow.	1	1,897	1,423

Totals: 275,477 206,605

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 204,539

2026 Est. T.C.V. 009-017-012-30 = 270,669
 Est. TCV/Total Floor Area = 185.90, Most recent sale 09/09/2025 for 280,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
118,900	118,900	118,900	67,604	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,400	0	0	67,696	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
135,300	135,300	135,300	69,429	135,300	0	

009-017-012-60 2026 Est. T.C.V. STAATS DONALD J & STAATS SHAWN L
 Property Class: 401 2874 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 17 T22N R8W (2*2016) BEG 630 FT N OF SE COR OF SE 1/4, TH N 292 FT, W 688 FT
 S 338 FT, E 175 FT, S 269 FT, E 213 FT, N 315 FT, E 300 FT TO POB. 6.3371A.
 10/21/2016 2016-03490 SPLIT 1.08A TO 009-017-012-66
 FORMERLY SEC 17 T22N R8W (2*2004) BEG 315 FT N OF SE COR OF SE1/4, TH N 607 FT,
 W 688 FT, S 338 FT, E 175 FT, S 269 FT, E 513 FT TO POB. 8.5065 A.

Split/Comb. on 11/09/2016 completed 11/09/2016 TIM ;
 Parent Parcel(s): 009-017-012-60;
 Child Parcel(s): 009-017-012-64;

 Split/Comb. on 10/21/2016 completed 10/21/2016 TIM 2016-03490 ;
 Parent Parcel(s): 009-017-012-60;
 Child Parcel(s): 009-017-012-66;

 2016-03490 SPLIT 1.08A
 04 SPLIT 1.54 AC TO 012-68 FOR 05

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	292.00	945.36	0.9097	1.2399	110	100		36,230
292 Actual Front Feet, 6.34 Total Acres Total Est. Land Value =								36,230

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	300	0	0
D/W/P: 4in Concrete	6.47	500	0	0
Wood Frame	21.54	240	50	2,585
Wood Frame	24.86	120	50	1,491

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				5,026

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

(11) Heating System: Forced Heat & Cool
 Ground Area = 768 SF Floor Area = 768 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	768		
Total:				99,801	89,821

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	1,066

Water/Sewer

1000 Gal Septic	1	4,386	3,947
Water Well, 50 Feet	1	3,344	3,010

Garages

Class: CD Exterior: Block Foundation: 42 Inch (Unfinished)			
Base Cost	720	27,367	24,630

Totals:	136,083	122,474

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 150,643

2026 Est. T.C.V. 009-017-012-60 = 191,899
 Est. TCV/Total Floor Area = 249.87, Most recent sale 11/22/2022 for 140,000

Parcel Number: 009-017-012-60

Page: 2

2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM	
	82,200		82,200	82,200	69,798	2.70	
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		13,700	0	0	1,884	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	95,900		95,900	95,900	71,682	71,682	71,682

009-017-012-64 2026 Est. T.C.V. STAATS DONALD JAMES
 Property Class: 401 2888 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

BEG 315 FT N OF SE COR OF SE 1/4, TH N 315 FT, W 300 FT, S 315 FT, E 300 FT TO
 POB SEC 17 T22N R8W 2.1694 A M/L
 FORMERLY BEG 630' N OF SE COR OF SE 1/4 TH N 292', W 688', S 338', E 175', S
 269', E 213', N 315', E 300' TO POB SEC 17 T22N R8W 6.3371A 11/2016 SPLIT FROM
 009-017-012-60

COMBINE ON 5/2022 WITH 009-017-012-66
 SPLIT/COMB. ON 11/09/2016 COMPLETED 11/09/2016 TIM ;
 PARENT PARCEL(S): 009-017-012-60;
 CHILD PARCEL(S): 009-017-012-64;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	315.00	300.00	0.8926	0.9306	110	100		28,784
315 Actual Front Feet, 2.17 Total Acres							Total Est. Land Value =	28,784

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

(11) Heating System: Forced Warm Air, Wood Furnace Add-On
 Ground Area = 1280 SF Floor Area = 1280 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	1280		
			Total:	67,034	23,462

Other Additions/Adjustments

Skirting, Plywd/Hrdbd	192	2,404	841
Plumbing			
3 Fixture Bath	1	2,628	920
Water/Sewer			
1000 Gal Septic	1	4,386	1,535
Water Well, 50 Feet	1	3,344	1,170
Built-Ins			
Appliance Allow.	1	1,897	664
Totals:		81,693	28,592

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 26,876

2026 Est. T.C.V. 009-017-012-64	=	55,660
Est. TCV/Total Floor Area = 43.48, Most recent sale 11/28/2016 for 2,500		
2025 Assessed	MBOR	S.E.V.
22,400	22,400	22,400
		Base for Cap
		IRM
		16,318
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	5,400	0
		Tax Adjustment
		440
		0
2026 Assessed	MBOR	S.E.V.
27,800	27,800	27,800
		Capped
		->Taxable<-
		16,758
		PRE/MBT
		16,758

009-017-012-68 2026 Est. T.C.V. SLUITER DUSTIN
 Property Class: 401 10080 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

BEG S 89DEG 54'37" W 363 FT FROM SE COR OF SE1/4 TH S89DEG 54'37"W 150 FT, N
 0DEG 43'20" W 315FT, N89DEG 54'37"E 213FT, S0DEG 43' 20"E 115FT, S89DEG 54'37" W
 63FT, S 0 DEG 43'20"E 200 FT TO POB SEC 17 T22N R82 1.251 A
 2/22/2021 SPLIT .2169 A TO 017-012-69
 FORMERLY SEC 17 T22N R8W (0*2004) BEG S 89 DEG 54' 37" W 300 FT FROM SE COR
 OF SE/4, TH S 89D 54' 37" W 213 FT, N 0 DEG 43' 20" W 315 FT, N 89D 54' 37" E
 213 FT, S 0 DEG 43' 20" W 315 FT TO POB. 1.5403 A

Split/Comb. on 02/22/2021 completed 02/22/2021 TIM ;
 Parent Parcel(s): 009-017-012-68;
 Child Parcel(s): 009-017-012-69;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	150.00	363.29	1.0746	0.9762	110	100		17,309
150 Actual Front Feet, 1.25 Total Acres							Total Est. Land Value =	17,309

Land Improvement Cost Estimates

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

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1512 SF Floor Area = 1512 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,512		
			Total:	200,471	164,386

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,166
3 Fixture Bath	1	4,478	3,672
Separate Shower	1	1,310	1,074

Water/Sewer

1000 Gal Septic	1	4,689	3,845
Water Well, 100 Feet	1	5,734	4,702

Deck

Treated Wood	144	3,217	2,638
Treated Wood	18	806	661
Treated Wood	16	716	587

Garages

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

Base Cost	768	29,207	23,950
Door Opener	2	1,054	864

Built-Ins

Appliance Allow.	1	2,713	2,225

Totals: 255,817 209,770

Notes: 2004 REDMAN MHD

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 207,672

Parcel Number: 009-017-012-68

Page: 2

2026 Est. T.C.V. 009-017-012-68 = 225,931
 Est. TCV/Total Floor Area = 149.43, Most recent sale 04/16/2021 for 152,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
88,200	88,200	88,200	70,928	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	24,800	0	0	1,915	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
113,000	113,000	113,000	72,843	72,843	72,843

009-017-012-69 2026 Est. T.C.V. WRIGHT STEVEN DOUGLAS
 Property Class: 401 10060 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 17 T22N R8W (0*2020) BEG S 89 DEG 54' 37" W 300 FT FROM SE COR OF SE 1/4,
 TH S 89D 54' 37" W 63 FT, N 0 DEG 43' 20" W 200 FT, N 89D 54' 37" E 63 FT, S 0
 DEG 43' 20" W 200 FT TO POB. .2893 A
 SPLITON 02/22/2021 FROM 009-017-012-68;

Split/Comb. on 02/22/2021 completed 02/22/2021 TIM ;
 Parent Parcel(s): 009-017-012-68;
 Child Parcel(s): 009-017-012-69;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	63.00	200.00	1.3348	0.8409	110	100		7,779
63 Actual Front Feet, 0.29 Total Acres							Total Est. Land Value =	7,779

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	18.08	50	0	0
Wood Frame	32.26	80	50	1,290
Total Estimated Land Improvements				1,290

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1997

(11) Heating System: Wall Furnace
 Ground Area = 840 SF Floor Area = 840 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	840		
			Total:	53,832	29,607

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	152	1,781	980
Plumbing			
Average Fixture(s)	1	1,010	555
2 Fixture Bath	1	1,962	1,079
Water/Sewer			
1000 Gal Septic	1	4,689	2,579
Water Well, 50 Feet	1	3,344	1,839
Deck			
Treated Wood	72	2,062	1,134
Built-Ins			
Appliance Allow.	1	2,713	1,492
Totals:		71,393	39,265

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 36,909

2026 Est. T.C.V. 009-017-012-69 = 45,978

Est. TCV/Total Floor Area = 54.74, Most recent sale 07/15/2025 for 95,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
18,800	18,800	18,800	14,565	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,200	0	0	8,435	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
23,000	23,000	23,000	14,958	23,000	23,000

009-017-012-70	2026 Est. T.C.V.	DANIELSKI JOHN PATRICK ET AL
Property Class: 401		10135 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 17 T22N R8W BEG IN C/L ROSTED RD 688 FT W OF E SEC LINE, TH S 286 FT, E
200 FT, N 286 FT, W 200 FT TO POB. 1.3131A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	200.00	268.00	1.0000	0.9047	110	100		19,904
200 Actual Front Feet, 1.23 Total Acres							Total Est. Land Value =	19,904

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1976

(11) Heating System: Wall Furnace
Ground Area = 600 SF Floor Area = 600 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	600		
			Total:	37,854	13,249

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	144	1,650	577
Plumbing			
Average Fixture(s)	1	899	315
Water/Sewer			
1000 Gal Septic	1	4,386	1,535
Water Well, 50 Feet	1	3,344	1,170
Built-Ins			
Appliance Allow.	1	1,897	664
Deck			
Treated Wood	24	1,052	368
Totals:		51,082	17,878

Notes: 1976

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 16,805

2026 Est. T.C.V. 009-017-012-70 = 36,709

Est. TCV/Total Floor Area = 61.18

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
14,800	14,800	14,800	10,430	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	3,600	0	0	281	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,400	18,400	18,400	10,711	10,711	10,711	

009-017-012-80	2026 Est. T.C.V.	MISHLER MARY E ETAL
Property Class: 401		10211 ROSTED RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 17 T22N R8W (4*2005)
 S 1239 FT OF W 352 FT OF SE/4 OF SE/4 EXC S 627 FT THEREOF. 4.954 A

05 Split 5.06 Ac to 012-85 for 06 1 DIV XFERED TO 017-012-85 PER L--4260
 (4-25-06)

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	352.00	627.00	0.8682	1.1189	110	100		37,615
352 Actual Front Feet, 5.07 Total Acres							Total Est. Land Value =	37,615

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.43	252	50	2,700
Total Estimated Land Improvements			True Cash Value =	2,700

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1967

(11) Heating System: Wall Furnace
 Ground Area = 880 SF Floor Area = 880 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	480		
Addition	Siding	Crawl	400		
			Total:	59,882	20,960

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	899	315		

Water/Sewer					
1000 Gal Septic	1	4,386	1,535		
Water Well, 100 Feet	1	5,415	1,895		

Built-Ins					
Appliance Allow.	1	1,897	664		

Deck					
Treated Wood	880	10,938	3,828		

Totals: 83,417 29,197

Notes: Richardson #28914

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 27,445

2026 Est. T.C.V. 009-017-012-80 = 67,760

Est. TCV/Total Floor Area = 77.00, Most recent sale 07/31/2006 for 40,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
27,800	27,800	27,800	11,054	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,100	0	0	298	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,900	33,900	33,900	11,352	11,352	11,352	

009-017-012-85 2026 Est. T.C.V. WRIGHT MICHAEL D & KATHLEEN A
 Property Class: 402 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 17 T22N R8W (0*2005) W 352 FT OF S 627 FT OF SE 1/4 OF SE 1/4. 5.0667A.
 2023 COMBINATION WITH 009-017-012-99 ON 01/31/2023.
 FORMERLY SEC 17 T22N R8W (0*2005) W 352 FT OF S 627 FT OF SE/4 OF SE/4 EXC W
 20 FT THOF 4.7788AC.
 SPLIT ON 09/14/2006 INTO 009-017-012-99;

COMBINE 009-017-012-99
 SPLIT/COMB. ON 09/14/2006 COMPLETED 09/14/2006 RAY ;
 PARENT PARCEL(S): 009-017-012-85;
 CHILD PARCEL(S): 009-017-012-99;

 05 SPLIT 5.06 AC FROM 012-80 FOR 06 1 DIV XFERED TO THIS PCL PER L-4260
 (4-25-06)

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	351.90	627.00	0.8683	1.1189	110	100		37,607
352 Actual Front Feet, 5.07 Total Acres							Total Est. Land Value =	37,607

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

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

Building Areas

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

Plumbing

3 Fixture Bath	1	-4,478	-4,030

Deck

w/Roof (Roof portion)	560	8,361	7,525

Garages

Class: C Exterior: Pole (Unfinished)			
Base Cost	2016	47,678	42,910

Totals:	51,561	46,405

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 57,078

2026 Est. T.C.V. 009-017-012-85 = 94,685

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/28/2022 for 13,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
41,000	41,000	41,000	34,100	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	6,300	0	0	920	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
47,300	47,300	47,300	35,020	35,020	0	

009-017-012-90	2026 Est. T.C.V.	RICHARDS BRIAN
Property Class: 401		2990 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 17 T22N R8W E 300 FT OF S 315 FT OF SE 1/4 OF SE 1/4. 2.1694A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	300.00	315.00	0.9036	0.9420	110	100		28,090
300 Actual Front Feet, 2.17 Total Acres							Total Est. Land Value =	28,090

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	144	45	374
D/W/P: Asphalt Paving	2.70	440	91	1,081
Total Estimated Land Improvements				1,455

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

(11) Heating System: Forced Hot Water

Ground Area = 1216 SF Floor Area = 1216 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,216		
			Total:	136,993	123,293

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	889
3 Fixture Bath	1	3,128	2,815

Water/Sewer

1000 Gal Septic	1	4,109	3,698
Water Well, 100 Feet	1	5,150	4,635

Porches

WGEP (1 Story)	128	10,120	9,108
Foundation: Shallow	128	-991	-892

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	576	12,332	11,099
Door Opener	2	830	747

Built-Ins

Appliance Allow.	1	1,607	1,446

Breezeways

Frame Wall	64	2,647	2,382

Totals: 176,913 159,220

Notes: 2000 REDMAN

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 195,841

Cost Est. for Res. Bldg: 2 Single Family HUD Cls D Blt 1983

(11) Heating System: Forced Air w/ Ducts

Ground Area = 878 SF Floor Area = 878 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	878		

Parcel Number: 009-017-012-90

Page: 2

	Total:	83,759	58,632
Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	988	692
Deck			
Treated Wood	76	2,022	1,415
Treated Wood	239	4,290	3,003
Built-Ins			
Appliance Allow.	1	1,607	1,125
Totals:		92,666	64,867

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 64,218

Cost Est. for Res. Bldg: 3 Mobile Home HUD Cls Average Blt 1973

(11) Heating System: Wall Furnace
 Ground Area = 910 SF Floor Area = 910 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	910		
			Total:	56,723	19,853
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			158	1,852	648
Plumbing					
Average Fixture(s)			1	1,010	353
Water/Sewer					
1000 Gal Septic			1	4,689	1,641
Water Well, 50 Feet			1	3,344	1,170
Deck					
Treated Wood w/Roof (Deck Portion)			80	2,182	764
Treated Wood w/Roof (Roof portion)			80	1,479	518
w/Roof (Roof portion)			1386	20,624	7,218
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			960	23,434	8,202
Built-Ins					
Appliance Allow.			1	2,713	950
Breezeways					
Frame Wall			64	4,320	1,512
Totals:				122,370	42,829

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 40,259

2026 Est. T.C.V. 009-017-012-90 = 329,863

Est. TCV/Total Floor Area = 109.81, Most recent sale 08/24/2012 for 69,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
140,500	140,500	140,500	57,573	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	24,400	0	0	1,554	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

164,900	164,900	164,900	59,127	59,127	0

009-018-001-00
Property Class: 402
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

HERRINGTON ANDREW
11651 W ROSTED RD
LAKE CITY, MI 49651

THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING SOUTH OF THE CENTERLINE OF ROSTED ROAD, SECTION 18, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, MORE FULLY DESCRIBED TO WIT: BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 18, T22N, R8W; THENCE N89° 33'57"W 1281.88 FEET ALONG THE SOUTH LINE OF SAID SECTION 18 TO A POINT ON THE WEST 1/8; LINE OF SAID SECTION 18; THENCE N00°25'09"W 994.43 FEET ALONG SAID WEST 1/8 LINE TO A POINT ON THE CENTERLINE OF ROSTED ROAD; THENCE N60°07'00"E 407.12 FEET ALONG SAID CENTERLINE; THENCE 393.02 FEET ALONG THE ARC OF A 818.51 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARING N73°52'22"E 389.26 FEET), ALONG SAID CENTERLINE; THENCE N87°37'44"E 213.81 FEET ALONG SAID CENTERLINE TO A POINT ON THE SOUTH 1/8 LINE OF SECTION 18; THENCE S89°48'38"E 352.26 FEET ALONG SAID SOUTH 1/8 LINE TO A POINT ON THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 18; THENCE S00°09'34"W 1322.77 FEET ALONG SAID NORTH-SOUTH 1/4 LINE TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHT-OF-WAY FOR ROSTED ROAD.

FORMERLY DESCRIBED AS:

. SEC 18 T22N R8W SE 1/4 OF SW 1/4 LYING S OF C/L ROSTED RD 37.5A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3800	37.50	Acres	3800	100			142,500
		37.50	Total Acres				Total Est. Land Value =	142,500

2026 Est. T.C.V.	009-018-001-00						=	142,500
Est. TCV/Total Floor Area	= 47.44,	Most recent sale	01/13/2022	for	129,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM				
69,400	69,400	69,400	48,714	2.70				
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses				
0	1,900	0	0	1,315	0			
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
71,300	71,300	71,300	50,029	50,029	0			

009-018-001-13	2026 Est. T.C.V.	HARVEY WILLIAM N
Property Class: 401		2665 S SEELEY RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

SEC 18 T22N R8W (0*2000) BEG S 0 DEG 54'09"E 660 FT FROM W 1/4 COR TH S 0 DEG 54'09"E 172.5 FT, S 89 DEG 56'50"E 600 FT, S 0 DEG 54'09"E 172.51 FT, S 89 DEG 56'47"E 673.04 FT, N 0 DEG 14'42"E 345 FT, N 89 DEG 56'54"W 1279.95 FT TO POB. 7.8252A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		7.82 Acres			5600	100		43,792
		7.82 Total Acres					Total Est. Land Value =	43,792

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	33.84	120	0	0
D/W/P: 4in Ren. Conc.	8.17	462	0	0
D/W/P: 4in Concrete	6.96	480	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 2002

(11) Heating System: Forced Heat & Cool
 Ground Area = 1272 SF Floor Area = 1908 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	1,272		
			Total:	226,461	185,699

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,166
3 Fixture Bath	1	4,478	3,672

Water/Sewer

1000 Gal Septic	1	4,689	3,845
Water Well, 100 Feet	1	5,734	4,702

Porches

CCP (1 Story)	32	1,103	904

Deck

Treated Wood	144	3,217	2,638
w/Roof (Roof portion)	180	3,022	2,478

Garages

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

Base Cost	576	23,910	19,606
Common Wall: 1 Wall	1	-2,589	-2,123

Class: C Exterior: Pole (Unfinished)

Base Cost	2880	68,112	55,852
No Concrete Floor	2880	-18,749	-15,374

Built-Ins

Appliance Allow.	1	2,713	2,225

Totals:	323,523	265,290

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 326,306

Parcel Number: 009-018-001-13

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Ag. Bld 1 2008, No-Wall Loafing Shed
Height: 10 ft

Class:D,Pole Quality:Low Cost

Description	Rate	Size	Cost New
Base Cost	3.55	1296	4,601

Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76	Depr. Cost =	3,497
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 =		3,252

Total Estimated True Cash Value of Agricultural Buildings	=	3,252

2026 Est. T.C.V. 009-018-001-13	=	375,725

Est. TCV/Total Floor Area = 196.92, Most recent sale 12/01/1999 for 17,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
163,400	163,400	163,400	104,679	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	24,500	0	2,826	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
187,900	187,900	187,900	107,505	107,505	107,505

009-018-001-14	2026 Est. T.C.V.	PIAR HEIDI M TRUST
Property Class: 402		S SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 18 T22N R8W (0*2000) BEG S 0 DEG 54'09"E 832.5 FT FROM W 1/4 COR TH S 0 DEG 54'09"E 172.5 FT, S 89 DEG 56'47"E 600 FT, N 0 DEG 54'09"W 172.51 FT, N 89 DEG 56'50"W 600 FT TO POB. 2.5067A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 -	2.99	\$9000	2.50	Acres	9000	100		22,500
			2.50	Total Acres			Total Est. Land Value =	22,500

2026 Est. T.C.V. 009-018-001-14	=	22,500
Est. TCV/Total Floor Area = 11.79		

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
11,300	11,300	11,300	3,641	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	98	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,300	11,300	11,300	3,739	3,739	0	

009-018-001-15	2026 Est. T.C.V.	WELLMAN JOSEPH & NANCY
Property Class: 401		11650 W ROSTED RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

. SEC 18 T22N R8W BEG N 0 DEG 54'09" W 1964.2 FT & S 89 DEG 56'54" E 2014.78 FT FROM SW COR OF SEC 18 TH S 89 DEG 56'54" E 588.99 FT, S 0 DEG 14'38" W 472 FT, S 87 DEG 43'44"W 450 FT, S 0 DEG 14'38" W 175 FT TO C/LROSTED RD, S 87 DEG 43'44" W 116.77 FT TO THE BEG OF A 818.51 FT RADIUS CURVE TO THE LEFT LONG CHORD S 77 DEG 11'27.3"W 299.3919 FT, N 17 DEG 38'40" W 264.06 FT, N 35 DEG 59'29" E 599.09 FT TO POB. 10.52A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.52 Acres			5600	100		58,912
		10.52 Total Acres					Total Est. Land Value =	58,912

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	2400	50	3,720
D/W/P: 4in Ren. Conc.	8.17	560	50	2,287
Fencing: Wire Mesh, #9	3.78	100	0	0
Wood Frame	26.96	144	50	1,941
Wood Frame	23.38	320	50	3,741
				Total Estimated Land Improvements True Cash Value = 11,689

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 1992

(11) Heating System: Forced Heat & Cool
 Ground Area = 1320 SF Floor Area = 1320 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,320		
			Total:	182,696	137,021

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Water/Sewer

1000 Gal Septic	1	4,689	3,517
Water Well, 50 Feet	1	3,344	2,508

Deck

Treated Wood	36	1,454	1,090
Treated Wood	360	5,868	4,401
w/Roof (Roof portion)	400	6,032	4,524

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	1	527	395
Base Cost	1200	28,380	21,285

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

Base Cost	576	23,910	17,932
Common Wall: 1 Wall	1	-2,589	-1,942
Door Opener	1	527	395

Built-Ins

Appliance Allow.	1	2,713	2,035

Fireplaces

Prefab 1 Story	1	2,542	1,906

Totals:	265,993	199,491

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 197,496

2026 Est. T.C.V. 009-018-001-15 = 268,097
 Est. TCV/Total Floor Area = 203.10, Most recent sale 11/16/2020 for 134,186

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
109,200	109,200	109,200	81,135	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	24,800	0	0	2,190	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
134,000	134,000	134,000	83,325	83,325	83,325	

009-018-001-18	2026 Est. T.C.V.	WRIGHT GAROLD D & ELLEN J TRUST
Property Class: 401		W ROSTED RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

. SEC 18 T22N R8W THAT PART OF SW 1/4 LYING N'LY OF ROSTEDRD & S'LY & E'LY OF A PCL DESC AS BEG N 0 DEG 54'09" W 1964.2 FT & S 89 DEG 56' 54" E 2014.78 FT FROM SW COR OF SEC 18. TH S 89 DEG 56'54" E 588.99 FT, S 0 DEG 14'38" W 472 FT, S 87 DEG 43'44" W 450 FT, S 0 DEG 14'38" W 175 FT TO C/L ROSTED RD, S 87 DEG 43'44" W 116.77 FT TO THE BEG OF A 818.51 FT RADIUS CURVE TO THE LEFT LONG CHORD S 77 DEG 11'27.3" W 299.3919 FT, N 17 DEG 38'40" W 264.06 FT, N 35 DEG 59'29" E 599.09 FT TO POB EXC BEG N 0 DEG 54'09"W 249.83 FT, N 60 DEG 13'03"E 2082.53 FT, & N 87 DEG 43' 44" E 617.145 FT FROM SW COR OF SEC 18 AS POB. TH N 87 DEG 43'44"E 150 FT, N 0 DEG 14'38"E 175 FT, S 87 DEG 43'44"W 150 FT, S 0 DEG 14'38"W 175 FT TO POB 1.2A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Residentia 1 - 2.99@\$9000			1.20 Acres		9000	100	10,800
			1.20 Total Acres			Total Est. Land Value =	10,800

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

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

Building Areas

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

Garages

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

Base Cost	816	27,401	23,291

Totals:	27,401	23,291

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	28,648

2026 Est. T.C.V. 009-018-001-18	=	39,448

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
18,500	18,500	18,500	10,437	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	0	281	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,700	19,700	19,700	10,718	10,718	10,718	

009-018-001-19	2026 Est. T.C.V.	WRIGHT GAROLD D & ELLEN J TRUST
Property Class: 401		11516 W ROSTED RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

SEC 18 T22N R8W BEG N 0 DEG 54'09"W 249.83 FT, N 60 DEG 13'03"E 2082.53 FT, & N 87 DEG 43'44" E 617.145 FROM SW COR OF SEC 18 AS POB. TH N 87 DEG 43'44"E 150 FT N 0 DEG 14' 38"E 175 FT, S 87 DEG 43'44"W 150 FT, S 0 DEG 14'38"W 175 FT TO POB. .6A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	150.00	175.00	1.0746	0.8133	110	100		14,420
150 Actual Front Feet, 0.60 Total Acres							Total Est. Land Value =	14,420

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	1500	0	0
Metal Prefab	15.08	120	50	905
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				2,805

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1008 SF Floor Area = 1008 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,008		
			Total:	142,865	107,147

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,185	889

Water/Sewer			
1000 Gal Septic	1	4,386	3,289
Water Well, 100 Feet	1	5,415	4,061

Deck			
Treated Wood	144	3,146	2,359

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	320	14,624	10,968
Common Wall: 1 Wall	1	-2,421	-1,816

Built-Ins

Appliance Allow.	1	1,897	1,423

Totals: 171,097 128,320

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 157,834

2026 Est. T.C.V. 009-018-001-19 = 175,059

Est. TCV/Total Floor Area = 173.67

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
74,400	74,400	74,400	46,264	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,100	0	1,249	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
87,500	87,500	87,500	47,513	47,513	47,513

009-018-001-20	2026 Est. T.C.V.	MILLER THOMAS P
Property Class: 401		2755 S SEELEY RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

. SEC 18 T22N R8W (3*1997) BEG N 0 DEG 54' 09" W 1261.98 FT FROM SW COR SEC 18 TH N 0 DEG 54' 09" W 357.22 FT, S 89 DEG 56' 46.6" E 1273.04 FT, S 0 DEG 14'38" W 345 FT, S 89 DEG 30'10.3" W 1266 FT TO POB EXC N 138 FT OF W315.7 FT THOF. 9.2298A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		9.23 Acres			5600	100		51,688
		9.23 Total Acres			Total Est.		Land Value =	51,688

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	18.08	30	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements			True Cash Value =	2,350

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1983

(11) Heating System: Wall Furnace

Ground Area = 700 SF Floor Area = 700 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	700		
			Total:	46,192	16,167

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	128	1,500	525

Plumbing

Average Fixture(s)	1	1,010	353

Water/Sewer

1000 Gal Septic	1	4,689	1,641
Water Well, 50 Feet	1	3,344	1,170

Deck

Pine	288	4,046	1,416
w/Roof (Roof portion)	312	4,721	1,652

Built-Ins

Appliance Allow.	1	2,713	950

Totals: 68,215 23,874

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 22,442

2026 Est. T.C.V. 009-018-001-20 = 76,480

Est. TCV/Total Floor Area = 109.26

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
33,200	33,200	33,200	9,336	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,000	0	0	252	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,200	38,200	38,200	9,588	9,588	9,588	

009-018-001-24 2026 Est. T.C.V. JAHNER DONALD R & CLARK STEPHANIE A
 Property Class: 401 2717 S SEELEY RD
 Map #: LAKE TOWNSHIP CADILLAC, MI 49601-8939

SEC 18 T 22N R8W (0*1997) BEG N 0 DEG 54'09"W 1481.2 FT FROM SW COR OF SW 1/4 TH
 N 0 DEG 54'09"W 138 FT, S 89 DEG 56'47"E 315.7 FT, S 0 DEG 54' 09"E 138 FT, N 89
 DEG 56'47"W 315.7 FT TO POB. 1.0002A.
 SPLIT FROM 001-20 FOR 98

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	138.00	315.70	1.0972	0.9425	110	100		15,699
138 Actual Front Feet, 1.00 Total Acres					Total Est.		Land Value =	15,699

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1997

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1300 SF Floor Area = 1300 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,300		
			Total:	154,178	123,342

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	948
3 Fixture Bath	1	3,721	2,977
Separate Shower	1	1,146	917

Water/Sewer

1000 Gal Septic	1	4,386	3,509
Water Well, 100 Feet	1	5,415	4,332

Deck

Treated Wood	80	2,133	1,706
Treated Wood	120	2,776	2,221

Built-Ins

Appliance Allow.	1	1,897	1,518

Fireplaces

Prefab 1 Story	1	2,147	1,718

Totals: 178,984 143,188

Notes: Century MY9845367ABW

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 141,756

2026 Est. T.C.V. 009-018-001-24 = 157,455

Est. TCV/Total Floor Area = 121.12, Most recent sale 01/29/2008 for 42,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
61,200	61,200	61,200	31,346	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	17,500	0	846	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
78,700	78,700	78,700	32,192	32,192	0	

009-018-001-25	2026 Est. T.C.V.	MOBLEY DOUGLAS D & BEVERLY A
Property Class: 401		2595 S SEELEY RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

. SEC 18 T22N R8W S 1/2 OF N 660 FT OF SW 1/4. 20A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29 @\$5000	20.00	Acres	5000	100			100,000
		20.00	Total Acres				Total Est. Land Value =	100,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	1727	0	0
D/W/P: Asphalt Paving	3.10	6800	0	0
Wood Frame	26.29	160	50	2,103

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
				Total Estimated Land Improvements True Cash Value = 7,103

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

(11) Heating System: Forced Heat & Cool

Ground Area = 1456 SF Floor Area = 1456 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Basement	1,456		
			Total:	226,277	192,335

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

CCP (1 Story)	520	13,343	11,342
CCP (1 Story)	144	4,126	3,507

Garages

Class: C Exterior: Pole (Finished)

Door Opener	1	527	448
Base Cost	3200	99,936	84,946

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

Base Cost	840	32,474	27,603
Door Opener	1	527	448

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

Base Cost	390	16,403	13,943

Built-Ins

Appliance Allow.	1	2,713	2,306

Carports

Aluminum	2240	32,010	27,208

Totals: 444,659 377,961

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 464,892

Parcel Number: 009-018-001-25

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Est. TCV/Total Floor Area = 392.85

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
244,000	244,000	244,000	132,414	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	42,000	0	0	3,575	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
286,000	286,000	286,000	135,989	135,989	135,989	

009-018-001-30 2026 Est. T.C.V. LABEAU EDWARD T & JOANN &
 Property Class: 401 2371 S SEELEY RD
 Map #: LAKE TOWNSHIP CADILLAC, MI 49601

SEC 18 T22N R8W (6*2001) BEG N 0 DEG 56'29"W 334.5 FT FROM W 1/4 COR TH N 0 DEG
 56'29"W 663.5 FT, S 89 DEG 24'47"E 1324.32 FT, S 0 DEG 16'57"E 656.38 FT, N 89
 DEG 42'59"W 1316.6 FT TO POB. 20A.

01 SPLIT TO 001-34, 35, 36, 37, 38, 39 FOR 02

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$5000	20.00	Acres	5000	100		100,000
			20.00	Total Acres			Total Est. Land Value =	100,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	156	50	450
Wood Frame	18.01	384	50	3,458
				Total Estimated Land Improvements True Cash Value = 3,908

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1995

(11) Heating System: Forced Heat & Cool
 Ground Area = 1405 SF Floor Area = 1405 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,405		
			Total:	173,983	121,790

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	692
3 Fixture Bath	1	3,128	2,190

Water/Sewer

1000 Gal Septic	1	4,109	2,876
Water Well, 100 Feet	1	5,150	3,605

Porches

WCP (1 Story)	51	2,691	1,884

Deck

Treated Wood	652	8,248	5,774
Treated Wood w/Roof (Deck Portion)	100	2,340	1,638
Treated Wood w/Roof (Roof portion)	100	1,488	1,042
Treated Wood	116	2,641	1,849

Garages

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

Base Cost	520	15,309	10,716

Built-Ins

Appliance Allow.	1	1,607	1,125

Totals: 221,682 155,181

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 190,873

2026 Est. T.C.V. 009-018-001-30 = 294,781

Est. TCV/Total Floor Area = 209.81, Most recent sale 07/23/2009 for 85,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
126,300	126,300	126,300	57,956	2.70

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-018-001-30

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0	21,100	0	0	1,564	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
147,400	147,400	147,400	59,520	59,520	59,520

009-018-001-34	2026 Est. T.C.V.	AUGUSTAT JERRY & RACHEL
Property Class: 401		2469 S SEELEY RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

SEC 18 T22N R8W (0*2001) BEG AT W 1/4 COR TH N 0 DEG 56'29"W 334.5 FT, S 89 DEG 42'59"W 1316.6 FT, S 0 DEG 16'57"E 328.18 FT, N 89 DEG 59'22" W 1312.71 FT TO POB. 10A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.00 Acres			5600	100		56,000
		10.00 Total Acres					Total Est. Land Value =	56,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1352	50	5,523
D/W/P: 3.5 Concrete	6.58	773	50	2,543
				Total Estimated Land Improvements True Cash Value = 8,066

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 2021

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1992 SF Floor Area = 2324 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,264		
1.25 Story	Siding	Crawl Space	728		
1 Story	Siding	Overhang	150		
		Total:		304,155	298,083

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,394
3 Fixture Bath	1	4,478	4,388

Water/Sewer

1000 Gal Septic	1	4,689	4,595
Water Well, 100 Feet	1	5,734	5,619

Porches

WCP (1 Story)	192	8,262	8,097
WCP (1 Story)	360	12,434	12,185

Garages

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

Base Cost	600	24,582	24,090
Common Wall: 2 Wall	1	-5,177	-5,073
Door Opener	1	527	516

Class: C Exterior: Pole (Unfinished)

Door Opener	1	527	516
Base Cost	1440	34,056	33,375

Built-Ins

Appliance Allow.	1	2,713	2,659

Fireplaces

Prefab 1 Story	1	2,542	2,491

Totals: 400,944 392,935

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 483,310

2026 Est. T.C.V. 009-018-001-34 = 547,376
 Est. TCV/Total Floor Area = 235.53, Most recent sale 02/28/2019 for 25,500

Parcel Number: 009-018-001-34

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2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	236,000	236,000	236,000	189,150	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	37,700	0	0	5,107	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	273,700	273,700	273,700	194,257	194,257	194,257

009-018-001-35	2026 Est. T.C.V.	RIVERA ANTHONY A
Property Class: 401		2255 S SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 18 T22N R8W (0*2001) BEG N 0 DEG 56'29"W 998 FT FROM W 1/4 COR TH N 0 DEG 56'29"W 311.76 FT, N 89 DEG 52'30"E 1327.76 FT, S 0 DEG 16'57"E 328.18 FT, N 89 DEG 24'47"W 1324.32 TO POB. 9.74A.

01 SPLIT FROM 001-30 FOR 02 0 DIV

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		9.74 Acres			5600	100		54,544
		9.74 Total Acres					Total Est. Land Value =	54,544

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 10 Blt 2003

(11) Heating System: Forced Heat & Cool, Wood Furnace Add-On

Ground Area = 1645 SF Floor Area = 3243 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,645		
1 Story	Siding	Overhang	364		
		Total:		426,649	384,026

Other Additions/Adjustments

Exterior

Brick Veneer	100	1,656	1,490

Plumbing

Average Fixture(s)	1	1,422	1,280
3 Fixture Bath	2	8,956	8,060
2 Fixture Bath	1	2,996	2,696

Water/Sewer

1000 Gal Septic	1	4,689	4,220
Water Well, 100 Feet	1	5,734	5,161

Porches

CCP (1 Story)	31	1,074	967
WPP	529	9,390	8,451

Deck

Treated Wood	50	1,689	1,520

Garages

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

Base Cost	858	31,643	28,479
Common Wall: 1 Wall	1	-2,589	-2,330
Door Opener	2	1,054	949

Built-Ins

Appliance Allow.	1	2,713	2,442

Fireplaces

Prefab 2 Story	1	3,109	2,798

Totals:		500,185	450,209

Parcel Number: 009-018-001-35

Page: 2

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 553,757

2026 Est. T.C.V. 009-018-001-35 = 609,271

Est. TCV/Total Floor Area = 187.87, Most recent sale 03/31/2022 for 430,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
260,200	260,200	260,200	223,727	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	44,400	0	0	6,040	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
304,600	304,600	304,600	229,767	229,767	229,767	

009-018-001-36	2026 Est. T.C.V.	WESTMAN JAMES K & SARAH
Property Class: 401		2255 S SEELEY RD X501
Map #:	LAKE TOWNSHIP	Cadillac, MI 49601

SEC 18 T22N R8W (0*2001) BEG S 89 DEG 59'23"E 1312.80 FT & N 0 DEG 16'57"W
 984.54 FT FROM W 1/4 COR TH N 0 DEG 16'57"W 328.18 FT, N 89 DEG 52'30"E 1315.39
 FT, S 0 DEG 11'23"W 328.96 FT, S 89 DEG 54'31"W 1312.68 FT TO POB. 9.91A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		9.91 Acres			5600	100		55,496
		9.91 Total Acres					Total Est. Land Value =	55,496

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	32.26	80	50	1,290
				Total Estimated Land Improvements True Cash Value = 1,290

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 10 Blt 2006

(11) Heating System: Radiant (in-floor), Wood Furnace Add-On

Ground Area = 952 SF Floor Area = 1428 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Pine Logs	Basement	952		
			Total:	222,232	188,888

Other Additions/Adjustments

Exterior

Brick Veneer	40	662	563

Plumbing

Average Fixture(s)	1	1,422	1,209

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

WCP (1 Story)	180	7,909	6,723

Deck

Treated Wood	224	4,305	3,659
w/Roof (Roof portion)	112	1,985	1,687
w/Roof (Roof portion)	140	2,430	2,065

Balcony

Wood Balcony	48	2,097	1,782

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	784	20,055	17,047

Built-Ins

Appliance Allow.	1	2,713	2,306

Carports

Aluminum	320	4,573	3,887

Totals:	280,806	238,676

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	293,571

2026 Est. T.C.V. 009-018-001-36

= 350,357

Parcel Number: 009-018-001-36

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 Est. TCV/Total Floor Area = 245.35, Most recent sale 06/26/2018 for 195,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
152,100	152,100	152,100	107,248	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	23,100	0	0	2,895	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
175,200	175,200	175,200	110,143	110,143	110,143	

009-018-001-37	2026 Est. T.C.V.	ALTMAN KENT D & STACY L
Property Class: 401		2255 S SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 18 T22N R8W (0*2001) BEG S 89 DEG 59'23"E 1312.80 FT & N 0 DEG 16'57"W
 656.36 FT FROM W 1/4 COR TH N 0 DEG 16'57"W 328.18 FT, N 89 DEG 54' 31"E 1312.68
 FT, S 0 DEG 11'23"W 328.96 FT, S 89 DEG 56'32"W 1309.98 FT TO POB. 9.89A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600			9.89 Acres		5600	100		55,384
			9.89 Total Acres				Total Est. Land Value =	55,384

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.80	280	50	3,332
Wood Frame	24.96	192	50	2,396
				Total Estimated Land Improvements True Cash Value = 5,728

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 0

(11) Heating System: Wall Furnace

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,689	1,641
Water Well, 100 Feet			1	5,734	2,007
Unit-in-Place Cost Items					
TRAVEL TRAILER			2500	2,525	2,399 *95% Good
			Totals:	12,948	6,047

Notes: DUTCHMAN TT

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 5,684

2026 Est. T.C.V. 009-018-001-37 = 66,796

Est. TCV/Total Floor Area = 0.00, Most recent sale 05/07/2004 for 60,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
30,300	30,300	30,300	18,174	2.70
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses				
0	3,100	0	0	490 0
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT				
33,400	33,400	33,400	18,664	18,664 0

009-018-001-38	2026 Est. T.C.V.	ALTMAN KENT D & STACY L
Property Class: 402		SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 18 T22N R8W (0*2001) BEG S 89 DEG 59'23"E 1312.8 FT & N 0 DEG 16'57"W 328.18 FT FROM W 1/4 COR TH N 0 DEG 16'57"W 328.18 FT, N 89 DEG 56'32"E 1309.98 FT, S 0 DEG 11'23"W 328.96 FT, S89 DEG 58'34"W 1307.27 FT TO POB. 9.87A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>200	3800	9.87 Acres	3800	100				37,506
		9.87 Total Acres					Total Est. Land Value =	37,506

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.32	264	50	2,814
				Total Estimated Land Improvements True Cash Value = 2,814

2026 Est. T.C.V. 009-018-001-38 = 40,320

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
19,600	19,600	19,600	11,252	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	600	0	0	303	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,200	20,200	20,200	11,555	11,555	0	

009-018-001-39
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

STURDAVANT ROBERT D & DURANT SANDRA
2255 S SEELEY RD X 901
CADILLAC, MI 49601

SEC 18 T22N R8W (0*2001) BEG S 89 DEG 59'23"E 1312.8 FT FROM W 1/4 COR TH S 89
DEG 59'23"E 1304.56 FT, N 0 DEG 11'23"E 328.96 FT, S 89 DEG 58' 34"W 1307.27 FT,
S 0 DEG 16'57"E 328.18 FT TO POB. 9.85A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600			9.85 Acres		5600	100		55,160
			9.85 Total Acres				Total Est. Land Value =	55,160

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	486	50	1,572
Wood Frame	20.80	320	50	3,328
				Total Estimated Land Improvements True Cash Value = 4,900

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 2010

(11) Heating System: No Heating/Cooling
Ground Area = 912 SF Floor Area = 1140 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Piers	912		
			Total:	105,252	94,727

Other Additions/Adjustments

Plumbing

3 Fixture Bath	1	-3,721	-3,349

Porches

WPP	385	6,048	5,443

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 1008 32,327 29,094

Fireplaces

Wood Stove	1	2,107	1,896

Totals: 142,013 127,811

Notes: NO PERMITS - SANDY STURDAVANT STATES NO PLUMBING OR ELECTRICAL 12/4/2018

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 157,207

Cost Est. for Res. Bldg: 2 Single Family 1S Cls C 5 Blt 2018

(11) Heating System: Forced Heat & Cool
Ground Area = 2052 SF Floor Area = 2052 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,052		
			Total:	282,638	271,307

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,365
3 Fixture Bath	1	4,478	4,299

Water/Sewer

Parcel Number: 009-018-001-39

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1000 Gal Septic	1	4,689	4,501	
Water Well, 100 Feet	1	5,734	5,505	
Porches				
CCP (1 Story)	240	6,473	6,214	
CCP (1 Story)	240	6,473	6,214	
Deck				
Treated Wood	64	1,953	1,875	
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	576	23,910	22,954	
Common Wall: 2 Wall	1	-5,177	-4,970	
Door Opener	2	1,054	1,012	
Built-Ins				
Appliance Allow.	1	2,713	2,604	
Local Cost Items				
GENERATOR	1	1	1	*95% Good
Totals:		336,361	322,881	

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 397,144

2026 Est. T.C.V. 009-018-001-39				=	614,411
Est. TCV/Total Floor Area = 192.48, Most recent sale 02/24/2002 for 28,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
268,800	268,800	268,800	171,809	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	38,400	0	4,638	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
307,200	307,200	307,200	176,447	176,447	176,447

009-018-001-40	2026 Est. T.C.V.	GUSHA SHERYL KAE
Property Class: 401		2900 S SEELEY RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

. SEC 18 T22N R8W BEG N 0 DEG 54'09"W 249.83 FT FROM SW COR OF SW 1/4 TH N 0 DEG 54'09"W 603.40 FT, N 68 DEG 41'33"E 277.29 FT, N 14 DEG 14'33"E 160.59 FT, S 57 DEG 26'27"E 22.47 FT, S 35 DEG 53'32"E 180.899 FT, S 14 DEG 21'17"E 103.91 FT, S 22 DEG 46' 14.5"E 174.786 FT, S 31 DEG 11'12"E 129.605 FT, S 60 DEG 13'03"W 661.15 FT TO POB. 6.44AC M/L.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		6.44 Acres			5600	100		36,064
		6.44 Total Acres					Total Est. Land Value =	36,064

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.98	144	94	3,246
				Total Estimated Land Improvements True Cash Value = 3,246

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1560 SF Floor Area = 1560 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,560		
			Total:	180,544	135,407

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	889
3 Fixture Bath	1	3,721	2,791

Water/Sewer

1000 Gal Septic	1	4,386	3,289
Water Well, 100 Feet	1	5,415	4,061

Built-Ins

Appliance Allow.	1	1,897	1,423

Fireplaces

Prefab 1 Story	1	2,147	1,610

Totals: 199,295 149,470

Notes: 1994 REDMAN #334T2610299T

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 147,975

2026 Est. T.C.V. 009-018-001-40 = 187,285

Est. TCV/Total Floor Area = 120.05, Most recent sale 09/27/2006 for 60,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
74,600	74,600	74,600	35,893	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	19,000	0	0	969	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
93,600	93,600	93,600	36,862	36,862	36,862	

009-018-001-50	2026 Est. T.C.V.	KIMBRUE SHANNON & STACEY
Property Class: 401		2525 S SEELEY RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

. SEC 18 T22N R8W N 1/2 OF N 1/2 OF N 1/2 OF SW 1/4. 20A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29 @\$5000	20.00 Acres	5000	100				100,000
		20.00 Total Acres					Total Est. Land Value =	100,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Gazeboo(s): Standard	4,999.50	1	35	1,750
				Total Estimated Land Improvements True Cash Value =
				1,750

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1993

(11) Heating System: Wall Furnace

Ground Area = 1008 SF Floor Area = 1008 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1008		
			Total:	48,884	17,110

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	192	2,143	750

Plumbing

Average Fixture(s)	1	783	274
3 Fixture Bath	1	2,285	800

Water/Sewer

1000 Gal Septic	1	4,109	1,438
Water Well, 50 Feet	1	3,344	1,170

Deck

Treated Wood	36	1,395	488
Treated Wood	144	3,079	1,078

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	960	18,499	6,475
Door Opener	2	830	290

Built-Ins

Appliance Allow.	1	1,607	562

Totals: 86,958 30,435

Notes: 1993 PATRIOT

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 28,609

2026 Est. T.C.V. 009-018-001-50 = 130,359

Est. TCV/Total Floor Area = 129.32, Most recent sale 08/01/2025 for 138,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
49,400	49,400	49,400	35,577	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,800	0	0	29,623	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
65,200	65,200	65,200	36,537	65,200	0	

009-018-001-65	2026 Est. T.C.V.	CARLSTROM ROBERT G III &
Property Class: 402		S SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 18 T22N R8W N 1/2 OF NE 1/4. 80A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3800	60.00	Acres	3800	100			228,000
Residentia INFERIOR@	\$1400	20.00	Acres	1400	100			28,000
		80.00	Total Acres				Total Est. Land Value =	256,000

2026 Est. T.C.V. 009-018-001-65 = 256,000

Est. TCV/Total Floor Area = 253.97, Most recent sale 10/01/1995 for 57,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
125,000	125,000	125,000	30,361	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,000	0	819	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
128,000	128,000	128,000	31,180	31,180	0	

009-018-001-81	2026 Est. T.C.V.	NEAR MARK P & JUDY R
Property Class: 401		2135 S SEELEY RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

SEC 18 T22N R8W N 1/2 OF NW 1/4 LYING S OF CADILLAC & LAKE CITY RR R/W EXC PCL A
OF THE SURVER RECORDED IN LIBER S6-P.
SPLIT ON 09/09/2024 FROM 009-018-001-80.
FORMERLY SEC 18 T22N R8W N 1/2 OF NW 1/4 LYING S OF CADILLAC & LAKE CITY RR R/W.
74A.

Split/Comb. on 09/09/2024 completed 09/09/2024 TIM ;
Parent Parcel(s): 009-018-001-80;
Child Parcel(s): 009-018-001-81, 009-018-001-85;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia INFERIOR@	\$1400	72.58	Acres	1400	100	>	30A IS WETLAND/SWAMP	101,612
		72.58	Total Acres				Total Est. Land Value =	101,612

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	414	50	1,339
D/W/P: 4in Ren. Conc.	7.33	720	50	2,639
Fencing: Wire Mesh, #9	3.73	504	50	940
Wood Frame	20.05	402	50	4,030
				Total Estimated Land Improvements True Cash Value = 8,948

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1352 SF Floor Area = 1352 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,352		
			Total:	183,026	155,571

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	1,007
3 Fixture Bath	1	3,721	3,163
Separate Shower	1	1,146	974

Water/Sewer

1000 Gal Septic	1	4,386	3,728
Water Well, 100 Feet	1	5,415	4,603

Garages

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

Base Cost	768	20,598	17,508
Storage Over Garage	576	5,875	4,994

Class: C Exterior: Pole (Unfinished)

Door Opener	1	527	448
Base Cost	1200	28,380	24,123

Built-Ins

Appliance Allow.	1	1,897	1,612

Deck

Composite	384	6,482	5,510

Totals: 262,638 223,241

Notes: 2133 HOUSE

Parcel Number: 009-018-001-81

Page: 2

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 274,586

2026 Est. T.C.V. 009-018-001-81	=	385,146
Est. TCV/Total Floor Area = 284.87		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
173,100 173,100 173,100	128,470	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 19,500 0	0	3,468 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
192,600 192,600 192,600	131,938	131,938 131,938

009-018-001-85	2026 Est. T.C.V.	CARMER MATTHEW
Property Class: 401		2135 S SEELEY RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

PARCEL A OF THE SURVEY RECORDED IN LIBER S6-P
SPLIT 09/09/2024 FROM 009-018-001-80.

Split/Comb. on 09/09/2024 completed 09/09/2024 TIM ;
Parent Parcel(s): 009-018-001-80;
Child Parcel(s): 009-018-001-81, 009-018-001-85;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	75.44	819.93	1.2760	1.1965	110	100		12,670
75 Actual Front Feet, 1.42 Total Acres							Total Est. Land Value =	12,670

2026 Est. T.C.V. 009-018-001-85 = 12,670

Est. TCV/Total Floor Area = 9.37, Most recent sale 09/23/2024 for 30,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
5,200	5,200	5,200	5,200	2.70			
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	1,100	0	0	140	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
6,300	6,300	6,300	5,340	5,340	5,340		

009-018-008-80	2026 Est. T.C.V.	ANKNEY RYAN & DYKGRAFF ZOIEY
Property Class: 401		2785 S SEELEY RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

SEC 18 T21N R8W (0*1997) BEG S 89 DEG 31'28"E 1282.55 FT & N 00 DEG 17'23"W
 461.48 FT FROM SW COR OF SEC18 TH N 00 DEG 17'23"W 533.62 FT, S 60 DEG 09'20"W
 233.42 FT, S 29 DEG 51'30"E 112.82 FT, S 00 DEG 17'23"E 320.81 FT, N89 DEG
 42'37"E 147.64 FT TO POB. 1.75A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	147.00	518.57	1.0800	1.0671	110	100		18,635
147 Actual Front Feet, 1.75 Total Acres								Total Est. Land Value = 18,635

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	108	50	311
Wood Frame	22.43	112	50	1,256
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/CHALF/04'/211	14.00	100	50	700
Total Estimated Land Improvements True Cash Value =				2,267

Cost Est. for Res. Bldg: 1 Single Family HUD Cls D Blt 2000

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1344 SF Floor Area = 1344 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/20/100/100/15

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,344		
			Total:	118,764	17,813

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	148

Water/Sewer

1000 Gal Septic	1	4,109	616
Water Well, 100 Feet	1	5,150	772

Porches

WPP	32	1,499	225

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	896	17,472	2,621
No Concrete Floor	392	-2,140	-321

Deck

w/Roof (Roof portion)	350	4,309	646

Totals: 150,151 22,520

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 22,295

2026 Est. T.C.V. 009-018-008-80 = 43,197

Est. TCV/Total Floor Area = 32.14, Most recent sale 09/05/2018 for 10,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
18,200	18,200	18,200	14,650	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	3,400	0	0	395	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
21,600	21,600	21,600	15,045	15,045	0	

009-018-008-84	2026 Est. T.C.V.	SEELEY ROAD HOMES LLC
Property Class: 401		2947 S SEELEY RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

SEC 18 T21N R8W (0*1997) THAT PART OF SW 1/4 OF SW 1/4 LYING E'LYOF SEELEY ROAD
 EXC BEG S 89 DEG 31'28"E 1282.55 FT & N 00 DEG 17'23"W 461.48 FT FROM SW COR OF
 SEC 18, TH N 00 DEG 17' 23" W 533.62 FT, S 60 DEG 09'20"W 233.42FT, S 29 DEG
 51'30"E 112.82 FT, S 00 DEG 17'23"E 320.81 FT, N 89 DEG 42'37"E 147.64 FT TO POB.
 10.79A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.79 Acres			5600	100		60,424
		10.79 Total Acres					Total Est. Land Value =	60,424

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.57	128	50	1,572
Wood Frame	24.57	128	50	1,572
				Total Estimated Land Improvements True Cash Value = 3,144

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 2312 SF Floor Area = 2312 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,696		
1 Story	Siding	Crawl Space	616		
		Total:		219,918	175,936

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	790

Water/Sewer

1000 Gal Septic	1	4,109	3,287
Water Well, 50 Feet	1	3,344	2,675

Garages

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

Base Cost	336	11,474	9,179
No Concrete Floor	336	-1,835	-1,468

Class: D Exterior: Pole (Unfinished)

Base Cost	900	17,541	14,033
No Concrete Floor	900	-4,914	-3,931

Class: D Exterior: Pole (Unfinished)

Base Cost	336	8,605	6,884
No Concrete Floor	336	-1,835	-1,468

Built-Ins

Appliance Allow.	1	1,607	1,286

Deck

w/Roof (Roof portion)	240	3,132	2,506

Totals: 262,134 209,709

Notes: POLE CONSTRUCTION

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 257,942

Cost Est. for Res. Bldg: 2 Mobile Home HUD Cls Fair Blt 2000

(11) Heating System: Wall Furnace
 Ground Area = 980 SF Floor Area = 980 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/100/100/46

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	980		
			Total:	54,630	25,130

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	148	1,696	780

Plumbing

Average Fixture(s)	1	899	414

Water/Sewer

1000 Gal Septic	1	4,386	2,018
Water Well, 50 Feet	1	3,344	1,538

Deck

Treated Wood	64	1,908	878
Treated Wood	30	1,270	584

Built-Ins

Appliance Allow.	1	1,897	873

Totals:	70,030	32,215

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:	30,282

Cost Estimates for Commercial/Industrial Building/Section: 1	Built 0

Description of Occupancy: SELF STORGE BLDG 1

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole	Quality: Low Cost
Stories: 0	Story Height: 8
Perimeter: 0	

Base Rate for Upper Floors = 41.38

Adjusted Square Foot Cost for Upper Floors = 41.38

Total Floor Area: 960	Base Cost New of Upper Floors =	39,725

Reproduction/Replacement Cost =	39,725

Eff.Age:25	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost =	23,835

ECF (4012 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 1 =	22,167

Replacement Cost/Floor Area= 41.38	Est. TCV/Floor Area= 23.09

Cost Estimates for Commercial/Industrial Building/Section: 2	Built 0

Description of Occupancy: SELF STORAGE BLDG 2

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole	Quality: Low Cost
Stories: 1	Story Height: 14
Perimeter: 0	

Base Rate for Upper Floors = 46.75

Adjusted Square Foot Cost for Upper Floors = 46.75

Total Floor Area: 960	Base Cost New of Upper Floors =	44,880

Reproduction/Replacement Cost =	44,880

Eff.Age:25	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Parcel Number: 009-018-008-84

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Total Depreciated Cost = 26,928

ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 2 = 25,043
 Replacement Cost/Floor Area= 46.75 Est. TCV/Floor Area= 26.09

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 0

Costs are taken from the Sheds - Material Storage, 4 Wall cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average
 Stories: 1 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 33.18

Adjusted Square Foot Cost for Upper Floors = 33.18

Total Floor Area: 1,008 Base Cost New of Upper Floors = 33,445

Reproduction/Replacement Cost = 33,445
 Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0
 Total Depreciated Cost = 16,388

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost

(13) Roof Structure:

Wood Joists, Wood or Composition Deck	1 Up	4.76	1008	1.000	1.000	4,798

(14) Roof Cover:

Alum./Steel Corrugated or Crimped	1 Up	2.53	1008	1.000	1.000	2,550

Total Cost of Upper Stories = 7,348

1 Stories Above Ground, Number of stories multiplier for upper stories = 1.000

Total Cost New = 7,348

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 7,348
 Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0
 Total Depreciated Cost = 3,601

ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 3 = 18,590
 Replacement Cost/Floor Area= 40.47 Est. TCV/Floor Area= 18.44

Total Estimated True Cash Value of Commercial/Industrial Buildings = 65,800

2026 Est. T.C.V. 009-018-008-84 = 417,592

Est. TCV/Total Floor Area = 67.14

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
180,700	180,700	180,700	91,282	2.70		
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	28,100	0	0	2,464	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
208,800	208,800	208,800	93,746	93,746	0	

SEELEY ROAD HOMES LLC
2948 S SEELEY RD
CADILLAC, MI 49601

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	44,900	44,900	44,900	14,941	14,941	0

009-018-008-97	2026 Est. T.C.V.	SEELEY ROAD HOMES LLC
Property Class: 402		S SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 18 T22N R8W (0*1997) BEG AT SW COR OF SW 1/4 TH N 0 DEG 56' 59"W 150.05 FT,
S 89 DEG 31'28"E 562.75 FT, S 02 DEG 42'38"W 150.06 FT, N 89 DEG 31'28"W 521.79
FT TO POB. 1.92A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

		* Factors *		WETLAND ON BACK 1/2		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	150.06	557.35	1.0745	1.0865	110 100	19,269
150 Actual Front Feet,	1.92	Total Acres	Total Est. Land Value =			19,269

2026 Est. T.C.V. 009-018-008-97	=	19,269
Est. TCV/Total Floor Area = 40.14		

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
7,900	7,900	7,900	1,255	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,700	0	33	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
9,600	9,600	9,600	1,288	1,288	1,288

SEC 18 T22N R8W S 1/2 OF NE 1/4, SW 1/4 OF SE 1/4 & N 1/2 OF SE 1/4 EXC THAT PART OF SE 1/4 LYING S'LY OF ROSTED ROAD. 199.6A.

* Factors *

2026	Est. T.C.V.	009-018-009-00			=	0
	Est. TCV/Total Floor Area	=	0.00			
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	0	0	0	0	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	0	0	0	0	0	0

009-018-010-00	2026 Est. T.C.V.	STEER MICHELLE M
Property Class: 401		11213 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 18 T22N R8W W 1/2 OF W 1/2 OF N 1/2 OF SE 1/4 OF SE 1/4 AND THAT PART OF W 1/2 OF W 1/2 OF NE 1/4 OF SE 1/4 LYING S'LY OF ROSTED ROAD. 5.1A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	660.00	0.8823	1.1334	110	100		36,300
330 Actual Front Feet,	5.00	Total Acres			Total Est. Land Value =			36,300

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	225	89	1,318
Total Estimated Land Improvements		True Cash Value =		1,318

Cost Est. for Res. Bldg: 1 Mobile Home 1S Cls Low Blt 0

(11) Heating System: Wall Furnace

Ground Area = 672 SF Floor Area = 672 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	672		
			Total:	37,434	13,102

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	136	1,518	531

Plumbing

Average Fixture(s)	1	783	274

Water/Sewer

1000 Gal Septic	1	4,109	1,438
Water Well, 50 Feet	1	3,344	1,170

Deck

Treated Wood	25	1,095	383

Built-Ins

Appliance Allow.	1	1,607	562

Totals: 49,890 17,460

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 16,412

Cost Est. for Res. Bldg: 2 Mobile Home HUD Cls Average Blt 2000

(11) Heating System: Wall Furnace

Ground Area = 840 SF Floor Area = 840 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	840		
			Total:	54,898	30,193

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	148	1,735	954

Plumbing

Average Fixture(s)	1	1,010	555

Parcel Number: 009-018-010-00

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Water/Sewer

1000 Gal Septic	1	4,689	2,579
Water Well, 50 Feet	1	3,344	1,839

Built-Ins

Appliance Allow.	1	2,713	1,492

Deck

Treated Wood	20	896	493

Totals:		69,285	38,105

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:	35,819

2026 Est. T.C.V. 009-018-010-00

= 89,849

Est. TCV/Total Floor Area = 59.42, Most recent sale 03/03/2015 for 16,364

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
36,100	36,100	36,100	23,381	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,800	0	631	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
44,900	44,900	44,900	24,012	24,012	0

009-018-011-00 2026 Est. T.C.V. GRAMES KENETH E & LORA F
 Property Class: 401 11165 W ROSTED RD
 Map #: LAKE TOWNSHIP Cadillac, MI 49601

SEC 18 T22N R8W BEG N 01 DEG 24'42"E 1321.21 FT & N 89 DEG 21'39"W 660.01 FT
 FROM SE COR OF SE 1/4, TH S 01 DEG 01'32"W 660.56 FT, N 89 DEG 21'45"W 329.89 FT
 N 0 DEG 59'25"E 583.90 FT, S 74 DEG 31'27"E 203.1 FT, N 01 DEG 00'35"E 172.11
 FT, S 89 DEG 14'16"E 133.62 FT, S 01 DEG 01'32"W 43.14 FT TO POB. 4.68A.

SPLIT ON 02/09/2015 INTO 009-018-011-80;

FORMERLY AS: SEC 18 T22N R8W E 1/2 OF W 1/2 OF N 1/2 OF SE 1/4 OF SE 1/4 AND
 THAT PART OF E 1/2 OF W 1/2 OF NE 1/4 OF SE 1/4 LYING S'LY OF ROSTED ROAD.
 5.1A.

Split/Comb. on 02/09/2015 completed 02/09/2015 TIM SPLIT AUTO LOT FROM
 DWELLINGS;

Parent Parcel(s): 009-018-011-00;

Child Parcel(s): 009-018-011-01;

 SPLIT AUTO LOT FROM DWELLINGS

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	33.00	172.11	0.8824	0.8099	110	100		2,594
A 200' @ 110/FF	296.89	667.50	0.8824	1.1366	110	100		32,753
330 Actual Front Feet, 4.68 Total Acres Total Est. Land Value =								35,347

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	190	0	0
Fencing: Wire Mesh, #9	3.78	100	0	0
Wood Frame	22.54	572	0	0
Wood Frame	23.72	288	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1979

(11) Heating System: Wall Furnace

Ground Area = 1134 SF Floor Area = 1134 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	910		
Addition	Siding	Crawl	224		
			Total:	75,606	26,462

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	158	1,852	648
Plumbing			
Average Fixture(s)	1	1,010	353
Water/Sewer			
1000 Gal Septic	1	4,689	1,641
Water Well, 50 Feet	1	3,344	1,170

Garages

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

Base Cost	960	34,550	12,092

Class: C Exterior: Pole (Unfinished)

Base Cost	600	16,566	5,798

Parcel Number: 009-018-011-00

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No Concrete Floor	600	-3,906	-1,367
Built-Ins			
Appliance Allow.	1	2,713	950
Deck			
w/Roof (Roof portion)	190	3,165	1,108
	Totals:	139,589	48,855

Notes: 14X70 REDMAN

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 45,924

2026 Est. T.C.V. 009-018-011-00					=	86,021
Est. TCV/Total Floor Area = 75.86, Most recent sale 01/10/2007 for 45,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
35,600	35,600	35,600	21,047	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,400	0	0	568		0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
43,000	43,000	43,000	21,615	21,615		21,615

009-018-011-80 2026 Est. T.C.V. GRAMES KENETH E & LORA F
 Property Class: 201 11167 W ROSTED RD
 Map #: LAKE TOWNSHIP Cadillac, MI 49601

SEC 18 T22N R8W BEG N 01 DEG 24'42"E 1321.21 FT & N 89 DEG 21'39"W 793.62 FT
 FROM SE COR OF SE 1/4, TH S 01 DEG 01'32"W 128.68 FT, N 74 DEG 31'27"W 203.1 FT,
 N 0 DEG 59'25"E 120.52 FT, S 89 DEG 14'16"E 196.7 FT, S 01 DEG 01'32"W 43.43 FT
 TO POB. .66A.
 SPLIT/COMBINED ON 02/09/2015 FROM 009-018-011-00;

Split/Comb. on 02/09/2015 completed 02/09/2015 TIM SPLIT AUTO LOT FROM
 DWELLINGS;
 Parent Parcel(s): 009-018-011-00;
 Child Parcel(s): 009-018-011-01;

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	196.70	146.16	1.0000	0.0000	0	100*		0
COMMERCIAL <2A M/L		0.66 Acres	18000	100				11,880
* denotes lines that do not contribute to the total acreage calculation.								
197 Actual Front Feet, 0.66 Total Acres Total Est. Land Value =								11,880

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	15.85	40	50	317
D/W/P: Crushed Rock	2.08	1000	0	0
Total Estimated Land Improvements True Cash Value =				317

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1979

Costs are taken from the Shed - Office Structure cost schedules.

<<<<< Calculator Cost Computations >>>>>
 Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 8 Perimeter: 68
 Overall Building Height: 8

Base Rate for Upper Floors = 76.11

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 4.55 100%
 Adjusted Square Foot Cost for Upper Floors = 80.66

Total Floor Area: 264 Base Cost New of Upper Floors = 21,294

Reproduction/Replacement Cost = 21,294
 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0
 Total Depreciated Cost = 17,461

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 1 = 18,509
 Replacement Cost/Floor Area= 80.66 Est. TCV/Floor Area= 70.11

Total Estimated True Cash Value of Commercial/Industrial Buildings = 18,509

2026 Est. T.C.V. 009-018-011-80 = 30,706

Est. TCV/Total Floor Area = 116.31

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
13,300	13,300	13,300	5,809	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	2,100	0	0	156	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,400	15,400	15,400	5,965	5,965	0	

009-018-012-00	2026 Est. T.C.V.	IRON WHEELS MOTORCYCLE CLUB IN
Property Class: 401		11085 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 18 T22N R8W N 1/2 OF W 1/2 OF E 1/2 OF SE 1/4 OF SE 1/4 & THAT PART OF E 1/2 OF NE 1/4 OF SE 1/4 LYING S'LY OF ROSTED ROAD. 5.2A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	660.00	0.8823	1.1334	110	100		36,300
330 Actual Front Feet, 5.00 Total Acres							Total Est. Land Value =	36,300

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

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

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

CCP (1 Story)	720	20,390	17,331
CCP (1 Story)	15	741	630

Garages

Class: C Exterior: Pole (Finished)

Base Cost	1200	37,476	31,855

Totals: 69,030 58,676

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 72,171

2026 Est. T.C.V. 009-018-012-00 = 108,471

Est. TCV/Total Floor Area = 0.00, Most recent sale 02/25/2018 for 2,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
47,300	47,300	47,300	41,549	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,900	0	1,121	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
54,200	54,200	54,200	42,670	42,670	0

009-018-013-00	2026 Est. T.C.V.	COMPS ALAN M
Property Class: 402		W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 18 T22N R8W N 1/2 OF E 1/2 OF E 1/2 OF SE 1/4 OF SE 1/4. 5 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	660.00	1.0000	0.0000	110	100*		0
Residentia 3 - 7 @\$9000			5.00 Acres		9000	100		45,000
* denotes lines that do not contribute to the total acreage calculation.								
330 Actual Front Feet,	5.00	Total Acres			Total Est. Land Value =			45,000

2026 Est. T.C.V. 009-018-013-00	=	45,000
Est. TCV/Total Floor Area = 0.00		
2025 Assessed	MBOR	S.E.V.
15,000	15,000	15,000
		5,527
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	7,500	0
		149
2026 Assessed	MBOR	S.E.V.
22,500	22,500	22,500
		5,676
		5,676
		0

009-018-014-00	2026 Est. T.C.V.	SCAFE DOUGLAS G & JANE
Property Class: 401		11030 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 18 T22N R8W E 1/2 OF E 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4. 5 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	660.00	0.8823	1.1334	110	100		36,300
330 Actual Front Feet, 5.00 Total Acres							Total Est. Land Value =	36,300

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	461	0	0
D/W/P: 4in Ren. Conc.	8.17	1094	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2019

(11) Heating System: Forced Heat & Cool

Ground Area = 1336 SF Floor Area = 1336 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,120		
1 Story	Siding	Slab	216		
		Total:		206,516	196,190

Other Additions/Adjustments

Recreation Room	1120	21,246	10,623

Plumbing

Average Fixture(s)	1	1,422	1,351

Water/Sewer

1000 Gal Septic	1	4,689	4,455
Water Well, 100 Feet	1	5,734	5,447

Porches

WCP (1 Story)	119	5,796	5,506

Deck

Treated Wood	90	2,335	2,218

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	2	1,054	1,001
Base Cost	2112	49,949	47,452

Breezeways

Frame Wall	120	6,298	5,983

Totals: 305,039 280,226

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 344,678

2026 Est. T.C.V. 009-018-014-00 = 385,978

Est. TCV/Total Floor Area = 288.91, Most recent sale 07/06/2015 for 17,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
165,100	165,100	165,100	121,977	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	27,900	0	3,293	0

Parcel Number: 009-018-014-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
193,000	193,000	193,000	125,270	125,270	125,270

009-018-015-00	2026 Est. T.C.V.	MCDONALD DENISE MARIE
Property Class: 401		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 18 T22N R8W W 1/2 OF E 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4. 5 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	660.00	0.8823	1.1334	110	100		36,300
330 Actual Front Feet, 5.00 Total Acres							Total Est. Land Value =	36,300

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.84	160	46	1,534
Total Estimated Land Improvements			True Cash Value =	1,534

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1967

(11) Heating System: Wall Furnace

Ground Area = 720 SF Floor Area = 720 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	720		
Total:				39,625	13,869

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	783	274

Water/Sewer

1000 Gal Septic	1	4,109	1,438
Water Well, 50 Feet	1	3,344	1,170

Built-Ins

Appliance Allow.	1	1,607	562

Totals: 49,468 17,313

Notes: 1967 HOMETTE MH

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 16,274

2026 Est. T.C.V. 009-018-015-00 = 54,108

Est. TCV/Total Floor Area = 75.15

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
22,000	22,000	22,000	12,104	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,100	0	326	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,100	27,100	27,100	12,430	12,430	0	

009-018-016-00	2026 Est. T.C.V.	PINTRICK RICHARD W & SHARON J
Property Class: 401		11204 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2013-01926 WD The East 1/2 of the West 1/2 of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 18, Township 22 North, Range 8 West and The West 1/2 of the West 1/2 of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 18, in Township 22 North, Range 8 10A M/L

. SEC 18 T22N R8W SW 1/4 OF SE 1/4 OF SE 1/4. 10A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.00	Acres		5600	100		56,000
		10.00	Total Acres				Total Est. Land Value =	56,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	5600	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
	Average Fixture(s)		1	1,422	853
Water/Sewer					
	1000 Gal Septic		1	4,689	2,813
	Water Well, 50 Feet		1	3,344	2,006
Porches					
	CCP (1 Story)		192	5,357	3,214
	Foundation: Shallow		192	-1,260	-756
	CCP (1 Story)		334	8,597	5,158
	Foundation: Shallow		334	-1,700	-1,020
Built-Ins					
	Appliance Allow.		1	2,713	1,628
Garages					
Class: C Exterior: Pole (Finished)					
	Base Cost		2165	67,613	40,568
Class: C Exterior: Pole (Unfinished)					
	Base Cost		1615	38,195	22,917
Class: C Exterior: Pole (Unfinished)					
	Base Cost		1280	30,272	18,163
	No Concrete Floor		1280	-8,333	-5,000
Totals:				150,909	90,544

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 111,369

2026 Est. T.C.V. 009-018-016-00	=	169,744
Est. TCV/Total Floor Area = 0.00		
2025 Assessed MBOR S.E.V. Base for Cap IRM		

Parcel Number: 009-018-016-00

Page: 2

	75,700		75,700		75,700		50,100		2.70	
2026	New	Eq.	Adjustment		Loss		Additions		Tax Adjustment	Losses
		0	9,200		0		0		1,352	0
2026	Assessed		MBOR		S.E.V.		Capped		->Taxable<-	PRE/MBT
		84,900	84,900		84,900		51,452		51,452	51,452

009-019-001-70	2026 Est. T.C.V.	BOROWSKI RICHARD H & JANNETTE
Property Class: 401		11275 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 19 T22N R8W (0*2003) E 216 FT OF N 400 FT OF W 1/2 OF NE 1/4.1.9835A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	216.00	400.00	0.9809	1.0000	110	100		23,307
216 Actual Front Feet, 1.98 Total Acres								23,307
Total Est. Land Value =								23,307

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	2000	50	3,100
D/W/P: 3.5 Concrete	6.58	100	50	329
Wood Frame	28.80	100	50	1,440
Total Estimated Land Improvements True Cash Value =				4,869

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C Blt 1989

(11) Heating System: Forced Heat & Cool

Ground Area = 980 SF Floor Area = 980 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	980		
Total:				160,845	104,549

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174

Porches

WGEP (1 Story)	36	5,538	3,600

Deck

Treated Wood	420	6,493	4,220

Garages

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

Base Cost	368	17,756	11,541
Common Wall: 1 Wall	1	-2,589	-1,683

Class: C Exterior: Pole (Unfinished)

Base Cost	1800	42,570	27,670

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

GENERATOR	1	1	1	*100% Good

Totals:	248,505	161,527

Notes: SCHULT SUNWOOD MODULAR HOME

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	198,678

2026 Est. T.C.V. 009-019-001-70	=	226,854

Est. TCV/Total Floor Area = 231.48, Most recent sale 05/01/2003 for 87,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM

Parcel Number: 009-019-001-70

Page: 2

	97,200	97,200	97,200	39,672	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	16,200	0	0	1,071	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	113,400	113,400	113,400	40,743	40,743	40,743

009-019-001-75	2026 Est. T.C.V.	SILVERS JACK
Property Class: 401		11393 W KELLY RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 19 T22N R8W (5*2001) W 1/2 OF NE 1/4 EXC E 216 FT OF N 400 FT THEREOF.
 --78.0165 A--

05 Combine w/009-019-001-00 for 06.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 121 - 300@	\$3800	39.01 Acres			3800	100		148,238
Residentia INFERIOR@	\$1400	39.01 Acres			1400	100		54,614
		78.02 Total Acres					Total Est. Land Value =	202,852

Land Improvement Cost Estimates

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

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1440 SF Floor Area = 1440 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,440		
			Total:	219,086	186,224

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	2,318

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

WGEP (1 Story)	240	18,180	15,453
WCP (1 Story)	60	3,727	3,168

Garages

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

Base Cost	576	23,910	20,323
Common Wall: 1.5 Wall	1	-3,883	-3,301

Class: C Exterior: Pole (Unfinished)

Base Cost	432	13,176	11,200
No Concrete Floor	432	-2,812	-2,390

Class: C Exterior: Pole (Finished)

Base Cost	1728	53,965	45,870

Built-Ins

Appliance Allow.	1	2,713	2,306

Lump Sum Items

FV CABIN		500	425

Totals:		347,612	295,471

Notes: GAS HEATER

Parcel Number: 009-019-001-75

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ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 363,429

2026 Est. T.C.V. 009-019-001-75	=	567,231
Est. TCV/Total Floor Area = 393.91		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
255,800 255,800 255,800	153,044	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 27,800 0	0	4,132 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
283,600 283,600 283,600	157,176	157,176 157,176

009-019-002-00	2026 Est. T.C.V.	SILVERS JACK
Property Class: 401		11201 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 19 T22N R8W (10*1998) E 1/2 OF NE 1/4 EXC BEG 242.58 FT W OF NE COR OF E 1/2 OF NE 1/4 TH W 208.71 FT, S 208.71 FT, E 208.71 FT, N 208.71 FT TO POB. 79A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$3800	20.00	Acres	3800	100			76,000
Residentia INFERIOR@	\$1400	59.00	Acres	1400	100			82,600
79.00 Total Acres Total Est. Land Value =								158,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.16	120	94	2,499
Metal Prefab	17.23	48	94	777
Total Estimated Land Improvements True Cash Value =				3,276

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 1972

(11) Heating System: Space Heater

Ground Area = 256 SF Floor Area = 256 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	256		
Total:				32,998	18,148

Other Additions/Adjustments

Totals: 32,998 18,148

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 22,322

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1998

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost

Stories: 0 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 21.95

Adjusted Square Foot Cost for Upper Floors = 21.95

Total Floor Area: 575 Base Cost New of Upper Floors = 12,622

Reproduction/Replacement Cost = 12,622

Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0

Total Depreciated Cost = 8,331

ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 7,747

Replacement Cost/Floor Area= 21.95 Est. TCV/Floor Area= 13.47

Total Estimated True Cash Value of Commercial/Industrial Buildings = 7,747

2026 Est. T.C.V. 009-019-002-00 = 191,945

Est. TCV/Total Floor Area = 230.98, Most recent sale 04/29/2010 for 115,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
92,900	92,900	92,900	63,732	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,100	0	0	1,720	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
96,000	96,000	96,000	65,452	65,452	65,452	

009-019-002-90	2026 Est. T.C.V.	MADDOX HOLLY A
Property Class: 401		11061 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 19 T22N R8W (0*1998) BEG 242.58 FT W OF NE COR OF E 1/2 OF NE 1/4 TH W
208.71 FT, S 208.71 FT, E 208.71 FT, N 208.71 FT TO POB. 1A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	208.70	208.70	0.9894	0.8499	110	100		19,304
209 Actual Front Feet, 1.00 Total Acres								19,304
Total Est. Land Value =								19,304

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	120	0	0
Wood Frame	28.69	80	50	1,147

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,097

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1990

(11) Heating System: Electric Baseboard

Ground Area = 1056 SF Floor Area = 1056 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,056		
Total:				128,052	83,233

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770
2 Fixture Bath	1	2,502	1,626

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 50 Feet	1	3,344	2,174

Deck

Treated Wood	200	3,888	2,527
Treated Wood	30	1,270	825
w/Roof (Roof portion)	120	1,922	1,249

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	21,439	13,935
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	240	10,750	6,987

Built-Ins

Appliance Allow.	1	1,897	1,233

Totals: 180,635 117,410

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 144,414

2026 Est. T.C.V. 009-019-002-90 = 165,815

Est. TCV/Total Floor Area = 157.02, Most recent sale 04/08/2025 for 175,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
71,200	71,200	71,200	35,958	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,700	0	0	46,942	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

82,900

82,900

82,900

36,928

82,900

82,900

009-019-003-00	2026 Est. T.C.V.	STATE OF MICHIGAN
Property Class: 401		S SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 19 T22N R8W E 1/2 OF W 1/2 & SW FRL 1/4 OF SW FRL 1/4 & SE 1/4. 361.16 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 121 - 300@	\$3800	361.16	Acres		3800	100		1,372,408
		361.16	Total Acres				Total Est. Land Value =	1,372,408

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.86	10000	50	14,300
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/OUTL/1LOW/FL01	1,280.00	2	100	2,560
Total Estimated Land Improvements True Cash Value =				16,860

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2019

Costs are taken from the Pavilions cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Fair
 Stories: 1 Story Height: 14 Perimeter: 120
 Overall Building Height: 15

Base Rate for Upper Floors = 95.39

Adjusted Square Foot Cost for Upper Floors = 95.39

Total Floor Area: 900 Base Cost New of Upper Floors = 85,851

Reproduction/Replacement Cost = 85,851
 Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 92 /100/100/100/92.0
 Total Depreciated Cost = 78,983

ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 73,454
 Replacement Cost/Floor Area= 95.39 Est. TCV/Floor Area= 81.62

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2019

Costs are taken from the Sheds - Material Storage, 4 Wall cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
 Stories: 1 Story Height: 10 Perimeter: 68
 Overall Building Height: 10

Base Rate for Upper Floors = 49.70

Adjusted Square Foot Cost for Upper Floors = 49.70

Total Floor Area: 240 Base Cost New of Upper Floors = 11,928

Reproduction/Replacement Cost = 11,928
 Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 92 /100/100/100/92.0
 Total Depreciated Cost = 10,974

ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 2 = 10,206
 Replacement Cost/Floor Area= 49.70 Est. TCV/Floor Area= 42.52

Total Estimated True Cash Value of Commercial/Industrial Buildings = 83,660

2026 Est. T.C.V. 009-019-003-00 = 0

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
0	0	0	0	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-019-003-00

Page: 2

0	0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-019-004-00	2026 Est. T.C.V.	SEIJAS YENISLEIDY
Property Class: 401		3087 S SEELEY RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 19 T22N R8W S 1/2 OF N 1/2 OF NW FRL 1/4 OF NW FRL 1/4 LYING E'LY OF RDWY.
8.04 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		8.04 Acres	5600	100				45,024
		8.04 Total Acres					Total Est. Land Value =	45,024

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1978

(11) Heating System: Forced Warm Air
Ground Area = 883 SF Floor Area = 883 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	696		
Addition	Siding	Crawl	187		
		Total:		66,521	23,282

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	144	1,688	591
Plumbing			
Average Fixture(s)	1	1,010	353
Water/Sewer			
1000 Gal Septic	1	4,689	1,641
Water Well, 50 Feet	1	3,344	1,170
Built-Ins			
Appliance Allow.	1	2,713	950
Deck			
Treated Wood	9	403	141
w/Roof (Roof portion)	696	10,356	3,625
w/Roof (Roof portion)	192	3,195	1,118

Garages

Class: C Exterior: Pole (Unfinished)
Base Cost 1140 26,961 9,436

Totals: 120,880 42,307

Notes: 1978 SHANNON MH

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 39,769

2026 Est. T.C.V. 009-019-004-00 = 84,793

Est. TCV/Total Floor Area = 96.03, Most recent sale 10/07/2020 for 79,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
36,300	36,300	36,300	36,300	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,100	0	0	980	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,400	42,400	42,400	37,280	37,280	0	

009-019-004-80	2026 Est. T.C.V.	REYES LUDYMAR
Property Class: 401		3086 S SEELEY RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49651

. SEC 19 T22N R8W S 1/2 OF N 1/2 OF NW FRL 1/4 OF NW FRL 1/4 LYING W'LY OF RDWY.
2 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors * IRREGULAR SHAPE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	213.80	407.48	0.9835	1.0046	110	100		23,236
214 Actual Front Feet, 2.00 Total Acres							Total Est. Land Value =	23,236

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	31.56	48	0	0
D/W/P: 3.5 Concrete	6.16	256	50	788
Wood Frame	24.86	120	50	1,491
Total Estimated Land Improvements True Cash Value =				2,279

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1808 SF Floor Area = 1808 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	840		
1 Story	Siding	Slab	560		
1 Story	Siding	Crawl Space	408		
		Total:		202,272	121,364

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Water/Sewer

1000 Gal Septic	1	4,386	2,632
Water Well, 50 Feet	1	3,344	2,006

Deck

Treated Wood	96	2,355	1,413

Garages

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

Storage Over Garage	300	3,537	2,122
Base Cost	1200	37,692	22,615

Built-Ins

Appliance Allow.	1	1,897	1,138

Totals: 256,668 154,001

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 189,421

2026 Est. T.C.V. 009-019-004-80 = 214,936

Est. TCV/Total Floor Area = 118.88, Most recent sale 03/01/2012 for 5,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
91,700	91,700	91,700	29,807	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,800	0	804	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
107,500	107,500	107,500	30,611	30,611	30,611

009-019-005-00	2026 Est. T.C.V.	HUBBARD JOHN C
Property Class: 401		3240 S SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 19 T22N R8W THAT PT OF S 1/2 OF S 1/2 OF NW FRL 1/4 OF NW FRL 1/4 LYING W'LY
OF CO HWY. .36A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

		* Factors *		IRREGULAR SHAPE & ROW			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Residentia 1 - 2.99@	\$9000	0.33	Acres	9000	100		2,934
		0.33	Total Acres			Total Est. Land Value =	2,934

2026 Est. T.C.V. 009-019-005-00 = 2,934

Est. TCV/Total Floor Area = 1.62, Most recent sale 07/06/2004 for 27,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
1,500	1,500	1,500	1,054	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	28	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,500	1,500	1,500	1,082	1,082	0

009-019-006-00	2026 Est. T.C.V.	FEISTER LAND INVESTMENTS LLC
Property Class: 401		3241 S SEELEY RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49651

SEC 19 T22N R8W S 1/2 OF S 1/2 OF NW FRL 1/4 OF NW FRL 1/4 LYING E'LY OF CO HWY.
9.44 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600			9.44 Acres		5600	100		52,864
			9.44 Total Acres				Total Est. Land Value =	52,864

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1978

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1290 SF Floor Area = 1290 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,290		
			Total:	153,154	84,235

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,185	652	
Water/Sewer					
1000 Gal Septic		1	4,386	2,412	
Water Well, 50 Feet		1	3,344	1,839	
Porches					
WGEP (1 Story)		60	6,666	3,666	
Built-Ins					
Appliance Allow.		1	1,897	1,043	
Deck					
w/Roof (Roof portion)		320	4,374	2,406	
		Totals:	175,006	96,253	

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 95,290

Cost Est. for Res. Bldg: 2 Mobile Home HUD Cls Low Blt 1986

(11) Heating System: Wall Furnace
Ground Area = 924 SF Floor Area = 924 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	924		
Expando			128		
			Total:	51,000	17,850

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	783	274	
Water/Sewer					
1000 Gal Septic		1	4,109	1,438	
Water Well, 100 Feet		1	5,150	1,802	

Built-Ins

Parcel Number: 009-019-006-00

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Appliance Allow.	1	1,607	562

Totals:	62,649	21,926

Notes: 1986 FAIRMONT

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:	20,610

2026 Est. T.C.V. 009-019-006-00	=	168,764

Est. TCV/Total Floor Area = 76.23, Most recent sale 02/02/2009 for 23,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
68,300	68,300	68,300	30,792	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,100	0	831	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
84,400	84,400	84,400	31,623	31,623	0

009-019-007-00	2026 Est. T.C.V.	SCHAFFER PAUL & LUCILLE
Property Class: 402		S SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 19 T22N R8W N 1/2 OF N 1/2 OF SW FRL 1/4 OF NW FRL 1/4. 10.1225 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.12 Acres			5600	100		56,672
		10.12 Total Acres					Total Est. Land Value =	56,672

2026 Est. T.C.V. 009-019-007-00	=	56,672

Est. TCV/Total Floor Area = 25.60

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
25,300	25,300	25,300	7,994	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	215	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
28,300	28,300	28,300	8,209	8,209	0

009-019-008-00	2026 Est. T.C.V.	MCNAUGHTON LOUELLA D
Property Class: 401		3121 S SEELEY RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49651

. SEC 19 T22N R8W N 1/2 OF S 1/2 OF NW FRL 1/4 OF NW FRL 1/4. 10.04 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.04 Acres			5600	100		56,224
		10.04 Total Acres					Total Est. Land Value =	56,224

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1080 SF Floor Area = 1080 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,080		
			Total:	151,497	98,472

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 50 Feet	1	3,344	2,174

Deck

Treated Wood	64	1,908	1,240

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	720	22,428	14,578
Class: CD Exterior: Pole (Unfinished)			
Door Opener	1	468	304
Base Cost	1200	25,428	16,528

Built-Ins

Appliance Allow.	1	1,897	1,233

Breezeways

Frame Wall	160	9,408	6,115

Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	320	1,283	1,206	*94% Good

Totals:	223,232	145,471

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	178,929

Cost Est. for Res. Bldg: 2 Mobile Home HUD Cls Average Blt 1989

(11) Heating System: Wall Furnace
 Ground Area = 980 SF Floor Area = 980 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	980		
			Total:	61,935	24,775

Other Additions/Adjustments

Parcel Number: 009-019-008-00

Page: 2

Skirting, Metal or Vinyl, Vertical	168	1,969	788
Plumbing			
Average Fixture(s)	1	1,010	404
Water/Sewer			
1000 Gal Septic	1	4,689	1,876
Water Well, 50 Feet	1	3,344	1,338
Deck			
Treated Wood	40	1,540	616
Built-Ins			
Appliance Allow.	1	2,713	1,085
Totals:		77,200	30,882

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 29,029

2026 Est. T.C.V. 009-019-008-00				=	264,182
Est. TCV/Total Floor Area = 128.24					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
113,500	113,500	113,500	63,165	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	18,600	0	1,705	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
132,100	132,100	132,100	64,870	64,870	51,896

009-019-009-00	2026 Est. T.C.V.	FROST LEOTA H TRUST
Property Class: 402		S SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 19 T22N R8W N 1/2 OF N 1/2 OF NW FRL 1/4 OF NW FRL 1/4. 10.04 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		6.04 Acres			5600	100		33,824
Residentia INFERIOR@\$1400		4.00 Acres			1400	100		5,600
		10.04 Total Acres					Total Est. Land Value =	39,424

2026 Est. T.C.V. 009-019-009-00 = 39,424

Est. TCV/Total Floor Area = 19.14

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
17,900	17,900	17,900	7,994	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,800	0	215	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,700	19,700	19,700	8,209	8,209	0	

009-019-010-00	2026 Est. T.C.V.	ROSENBERY SHELLEY K
Property Class: 401		3333 S SEELEY RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49651

SEC 19 T22N R8W (2*2004)
 S 1/2 OF N 1/2 OF SW FRL 1/4 OF NW FRL 1/4 . 10.12 AC. M/L

04 SPLIT .52 AC. TO 10-90 FOR 05
 05 COMBO W/010-90 FOR 06

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		9.87 Acres			5600	100		55,272
Residentia ROW @ ZERO		0.25 Acres			0	100		0
		10.12 Total Acres					Total Est. Land Value =	55,272

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	425	0	0
D/W/P: Asphalt Paving	3.10	825	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	2	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1985

(11) Heating System: Warm & Cool Air
 Ground Area = 910 SF Floor Area = 910 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	910		
			Total:	62,165	21,757

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	158	1,852	648

Plumbing

Average Fixture(s)	1	1,010	353

Water/Sewer

1000 Gal Septic	1	4,689	1,641
Water Well, 50 Feet	1	3,344	1,170

Built-Ins

Appliance Allow.	1	2,713	950

Deck

Pine w/Roof (Deck Portion)	1504	15,251	5,338
Pine w/Roof (Roof portion)	1504	22,380	7,833
w/Roof (Roof portion)	80	1,479	518

Garages

Class: C Exterior: Pole (Unfinished)			
Base Cost	1200	28,380	9,933

Totals:	143,263	50,141

Notes: 1985 TRIUMPH FAIRMONT MH #N054175

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 47,133

2026 Est. T.C.V. 009-019-010-00 = 107,405

Est. TCV/Total Floor Area = 118.03, Most recent sale 11/05/2018 for 83,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
46,500	46,500	46,500	26,324	2.70

Parcel Number: 009-019-010-00

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2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	7,200	0	0	710	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	53,700	53,700	53,700	27,034	27,034	0

009-019-011-00	2026 Est. T.C.V.	GARDNER JOHN P
Property Class: 401		3391 S SEELEY RD
Map #:	LAKE TOWNSHIP	, 49651

. SEC 19 T22N R8W N 1/2 OF S 1/2 OF SW FRL 1/4 OF NW FRL 1/4. 10.1225 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.12 Acres			5600	100		56,672
		10.12 Total Acres					Total Est. Land Value =	56,672

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.69	80	94	2,157
				Total Estimated Land Improvements True Cash Value = 2,157

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1981

(11) Heating System: Space Heater

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
	3 Fixture Bath		1	-3,721	-2,419
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
	Base Cost		432	17,634	11,462
Fireplaces					
	Wood Stove		1	2,107	1,370
			Totals:	16,020	10,413

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 12,808

2026 Est. T.C.V. 009-019-011-00 = 71,637

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
32,200	32,200	32,200	16,232	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,600	0	438	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,800	35,800	35,800	16,670	16,670	0	

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009-019-012-00
Property Class: 401
Map #:
```

2026 Est. T.C.V.

LAKE TOWNSHIP

KIDDER RICHARD M
3465 S SEELEY RD
CADILLAC, MI 49651

. SEC 19 T22N R8W S 1/2 OF S 1/2 OF S 1/2 OF SW FRL 1/4 OFNW FRL 1/4. 5.0613 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @ \$9000		5.06 Acres			9000	100		45,540
		5.06 Total Acres			Total Est.		Land Value =	45,540

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	394	50	1,296
D/W/P: 4in Ren. Conc.	8.17	648	50	2,647
Fencing: Wire Mesh, #9	3.78	548	50	1,035
Wood Frame	22.59	396	50	4,473
Total Estimated Land Improvements True Cash Value =				9,451

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1116 SF Floor Area = 1116 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,116		
			Total:	153,328	99,662

Other Additions/Adjustments

Exterior			
Brick Veneer	96	1,590	1,033

Plumbing			
Average Fixture(s)	1	1,422	924

Water/Sewer			
1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174

Garages			
Class: C Exterior: Pole (Unfinished)			
Base Cost	672	18,003	11,702

Built-Ins			
Appliance Allow.	1	2,713	1,763

Porches			
WPP	23	1,195	777

Totals: 186,284 121,083

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 148,932

2026 Est. T.C.V. 009-019-012-00 = 203,923

Est. TCV/Total Floor Area = 182.73

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	83,500	83,500	83,500	46,781	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	18,500	0	0	1,263	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	102,000	102,000	102,000	48,044	48,044	48,044	

009-019-013-00	2026 Est. T.C.V.	WEATHERWAX JAMES M
Property Class: 401		3455 S SEELEY RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49651

. SEC 19 T22N R8W N 1/2 OF S 1/2 OF S 1/2 OF SW FRL 1/4 OFNW FRL 1/4. 5.0613 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$9000			5.06 Acres		9000	100		45,540
			5.06 Total Acres				Total Est. Land Value =	45,540

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1300	0	0
Wood Frame	33.65	72	50	1,211
Wood Frame	25.96	168	50	2,180

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
				Total Estimated Land Improvements True Cash Value = 5,291

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

(11) Heating System: Forced Heat & Cool

Ground Area = 816 SF Floor Area = 1356 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	720		
1 Story	Siding	Crawl Space	96		
		Total:		164,433	98,659

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853
2 Fixture Bath	2	5,993	3,596

Water/Sewer

1000 Gal Septic	1	4,689	2,813
Water Well, 50 Feet	1	3,344	2,006

Deck

Treated Wood	72	2,062	1,237
Treated Wood	48	1,667	1,000

Garages

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

Base Cost	480	21,144	12,686
Door Opener	2	1,054	632

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Exterior 1 Story	1	6,387	3,832

Totals: 214,908 128,942

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 158,599

2026 Est. T.C.V. 009-019-013-00 = 209,430

Est. TCV/Total Floor Area = 154.45, Most recent sale 08/21/2015 for 72,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
85,400	85,400	85,400	48,577	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-019-013-00

Page: 2

0	19,300	0	0	1,311	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
104,700	104,700	104,700	49,888	49,888	49,888

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009-019-014-00
Property Class: 401
Map #:
```

2026 Est. T.C.V.

LAKE TOWNSHIP

MORTON GERALD & JAYNE
3801 S SEELEY RD
Cadillac, MI 49651

SEC 19 T22N R8W S 1/2 OF S 1/2 OF NW FRL 1/4 OF SW FRL 1/4. 10.2075 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17	@\$5600	10.20	Acres	5600	100			57,120
		10.20	Total Acres	Total Est.	Land Value =			57,120

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	18.08	50	94	850
D/W/P: 4in Ren. Conc.	8.17	480	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				2,750

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2006

(11) Heating System: Forced Heat & Cool
Ground Area = 1280 SF Floor Area = 1280 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,280		
			Total:	212,628	180,723

Other Additions/Adjustments

Recreation Room	1280	24,282	12,141

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

WPP	144	3,979	3,382
WPP	20	1,039	883

Garages

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

Base Cost	768	35,382	30,075
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	2	1,054	896

Class: C Exterior: Pole (Unfinished)

Base Cost	1292	30,556	25,973

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals:	325,367	268,053

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 329,705

2026 Est. T.C.V. 009-019-014-00 = 389,575

Est. TCV/Total Floor Area = 304.36, Most recent sale 10/01/2021 for 260,000

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM
	168,800	168,800	168,800	136,286	2.70

2026	100,000	100,000	100,000	100,000	2170	
	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-019-014-00

Page: 2

0	26,000	0	0	3,679	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
194,800	194,800	194,800	139,965	139,965	139,965

009-019-015-00	2026 Est. T.C.V.	LEMLEY POLLY A & LEMLEY TINA L
Property Class: 401		3727 S SEELEY RD
Map #:	LAKE TOWNSHIP	Cadillac, MI 49651

. SEC 19 T22N R8W N 1/2 OF S 1/2 OF NW FRL 1/4 OF SW FRL 1/4 EXC THAT PART OF N 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4 LYING W'LY OF C/L SEELEY ROAD. 9.5775A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600			9.58 Acres		5600	100		53,648
			9.58 Total Acres				Total Est. Land Value =	53,648

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 2004

(11) Heating System: Forced Hot Water
 Ground Area = 1248 SF Floor Area = 1248 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,248		
			Total:	153,159	122,527

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	948

Water/Sewer

1000 Gal Septic	1	4,386	3,509
Water Well, 100 Feet	1	5,415	4,332

Garages

Class: CD Exterior: Pole (Unfinished)			
Base Cost	576	14,314	11,451

Built-Ins

Appliance Allow.	1	1,897	1,518

Deck

Treated Wood	20	877	702

Totals: 181,233 144,987

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 178,334

2026 Est. T.C.V. 009-019-015-00 = 231,982

Est. TCV/Total Floor Area = 185.88

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
100,400	100,400	100,400	45,311	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	15,600	0	1,223	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
116,000	116,000	116,000	46,534	46,534	46,534	

009-019-015-80 2026 Est. T.C.V. DELOY HALEY & CRAMER ALEXANDER R
 Property Class: 401 3688 S SEELEY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 19 T22N R8W THAT PART OF N 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4 LYING W'LY OF C/L
 SEELEY ROAD. .63A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

~83X330 ROW

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residential 1 - 2.99@	\$9000	0.63	Acres	9000	100			5,670
0.63 Total Acres Total Est. Land Value =								5,670

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	33.84	40	0	0
Fencing: Wd, Split, 2 Rail	18.08	80	0	0
Wood Frame	27.96	120	50	1,677
Wood Frame	32.26	80	50	1,290
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				3,937

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1975

(11) Heating System: Wall Furnace

Ground Area = 320 SF Floor Area = 320 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Lap	Metal	320		
			Total:	30,775	10,770

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,010	353

Water/Sewer

1000 Gal Septic	1	4,689	1,641
Water Well, 50 Feet	1	3,344	1,170

Porches

WGEP (1 Story)	320	18,266	6,393
Foundation: Shallow	320	-1,664	-582

Built-Ins

Appliance Allow.	1	2,713	950

Deck

Treated Wood	18	806	282
w/Roof (Roof portion)	320	4,838	1,693

Totals: 64,777 22,670

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 21,310

2026 Est. T.C.V. 009-019-015-80 = 30,917

Est. TCV/Total Floor Area = 96.62, Most recent sale 11/23/2022 for 33,235

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
13,300	13,300	13,300	13,300	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,200	0	359	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,500	15,500	15,500	13,659	13,659	13,659	

009-019-016-00	2026 Est. T.C.V.	STEVENS ROGER D
Property Class: 401		3613 S SEELEY RD
Map #:	LAKE TOWNSHIP	Cadillac, MI 49651

. SEC 19 T22N R8W S 1/2 OF N 1/2 OF NW FRL 1/4 OF SW FRL 1/4 EXC COMM AT W 1/4 POST SEC 19, TH S 0 DEG 9'30" E 368.8 FT TO POB, TH S 89 DEG 50'30" E 311.14 FT, S 0 DEG 9'30" E 140 FT, S 89 DEG 50'30" W 311.14 FT, N 0DEG 09'30" W 140 FT TO POB. 9.2075A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		9.21 Acres			5600	100		51,582
		9.21 Total Acres					Total Est. Land Value =	51,582

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	144	88	834
Wood Frame	27.96	120	94	3,154
				Total Estimated Land Improvements True Cash Value = 3,988

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1970

(11) Heating System: Forced Warm Air
 Ground Area = 1280 SF Floor Area = 1280 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Wood Shingle	1280		
			Total:	76,580	26,802

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	192	2,250	787

Plumbing

Average Fixture(s)	1	1,010	353
3 Fixture Bath	1	2,944	1,030

Water/Sewer

1000 Gal Septic	1	4,689	1,641
Water Well, 50 Feet	1	3,344	1,170

Deck

Treated Wood	80	2,182	764
Treated Wood	60	1,887	660

Garages

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

Base Cost	576	23,910	8,368

Built-Ins

Appliance Allow.	1	2,713	950

Totals:	121,509	42,525

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 39,974

2026 Est. T.C.V. 009-019-016-00 = 95,544

Est. TCV/Total Floor Area = 74.64, Most recent sale 12/12/2009 for 29,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
41,200	41,200	41,200	22,441	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,600	0	605	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
47,800	47,800	47,800	23,046	23,046	0	

009-019-016-80	2026 Est. T.C.V.	RADTKE JOHN D
Property Class: 401		3575 S SEELEY RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49651

. SEC 19 T22N R8W COMM AT W 1/4 POST SEC 19, TH S 0 DEG 9'30" E 368.8 FT TO POB,
TH S 89 DEG 50'30" E 311.14 FT, S 0 DEG 9'30" E 140 FT S 89 DEG 50'30" W 311.14
FT, N 0 DEG 9'30" W 140 FT TO POB. 1 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	140.00	311.14	1.0933	0.9391	110	100		15,811
140 Actual Front Feet, 1.00 Total Acres							Total Est. Land Value =	15,811

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	50	500
Total Estimated Land Improvements		True	Cash Value =	500

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1040 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,040		
			Total:	146,715	88,028

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Water/Sewer

1000 Gal Septic	1	4,386	2,632
Water Well, 50 Feet	1	3,344	2,006

Garages

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

Base Cost	624	22,632	13,579
Common Wall: 1 Wall	1	-2,421	-1,453

Built-Ins

Appliance Allow.	1	1,897	1,138

Totals: 177,738 106,641

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 131,168

2026 Est. T.C.V. 009-019-016-80 = 147,479

Est. TCV/Total Floor Area = 141.81

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
62,300	62,300	62,300	35,640	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	11,400	0	962	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
73,700	73,700	73,700	36,602	36,602	36,602	

009-019-017-00	2026 Est. T.C.V.	MEYER TIM & KERI
Property Class: 401		3535 S SEELEY RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49651

. SEC 19 T22N R8W N 1/2 OF N 1/2 OF NW FRL 1/4 OF SW FRL 1/4 EXC THAT PART LYING
W OF CO LINE RD. 9.6075 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600			9.61 Acres		5600	100		53,816
		9.61 Total Acres					Total Est. Land Value =	53,816

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1988

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1248 SF Floor Area = 1248 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,248		
			Total:	183,806	137,852

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
2 Fixture Bath	1	2,996	2,247

Water/Sewer

1000 Gal Septic	1	4,689	3,517
Water Well, 50 Feet	1	3,344	2,508

Porches

WCP (1 Story)	192	8,262	6,196
WSEP (1 Story)	308	14,775	11,081

Deck

Treated Wood	696	9,041	6,781

Garages

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

Base Cost	480	21,144	15,858
Common Wall: 1 Wall	1	-2,589	-1,942

Class: C Exterior: Pole (Unfinished)

Storage Over Garage	324	4,290	3,217
Base Cost	1296	30,650	22,987

Built-Ins

Appliance Allow.	1	2,713	2,035

Fireplaces

Exterior 1 Story	1	6,387	4,790

Totals: 290,930 218,193

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 268,377

2026 Est. T.C.V. 009-019-017-00 = 323,133
Est. TCV/Total Floor Area = 258.92, Most recent sale 08/07/2020 for 218,900

Parcel Number: 009-019-017-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	139,400	139,400	139,400	108,610	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	22,200	0	0	2,932	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	161,600	161,600	161,600	111,542	111,542	111,542

009-019-018-00	2026 Est. T.C.V.	SNELL BRENDYN
Property Class: 402		3550 S SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 19 T22N R8W THAT PART OF N 1/2 OF N 1/2 OF NW FRL 1/4 OF SW FRL 1/4 LYING
W OF CO LINE RD. .6 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

~X330' ROW

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 - 2.99@	\$9000	0.60	Acres	9000	100			5,400
		0.60	Total Acres				Total Est. Land Value =	5,400

2026 Est. T.C.V. 009-019-018-00 = 5,400

Est. TCV/Total Floor Area = 4.33, Most recent sale 02/27/2025 for 14,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
2,700	2,700	2,700	2,700	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,700	2,700	2,700	2,772	2,700	0	

009-020-001-95	2026 Est. T.C.V.	DTE GAS COMPANY
Property Class: 301		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 20 T22N R8W S 250 FT OF E 1191.19 FT OF S 1/2 OF NE 1/4 EXC E 400 FT THOF.
4.5408A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	250.00	791.19	0.9457	1.1859	110	100		30,843
250 Actual Front Feet, 4.54 Total Acres							Total Est. Land Value =	30,843

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.18	6156	94	12,615

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/CHALF/06'/29	23.70	300	50	3,555
/CI16/YARI/CHALF/06'/GATW10	990.00	1	50	495
/CI16/YARI/CHALF/06'/3	4.04	300	50	606
/CI16/YARI/CHALF/06'/GATW3	471.00	1	50	235
Total Estimated Land Improvements True Cash Value =				17,506

2026 Est. T.C.V. 009-020-001-95	=	48,349

Est. TCV/Total Floor Area = 38.74

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
20,500	20,500	20,500	6,381	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	3,700	0	0	172	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
24,200	24,200	24,200	6,553	6,553	0	

009-020-002-00	2026 Est. T.C.V.	FLINN DEVANY
Property Class: 401		3474 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 20 T22N R8W E 400 FT OF S 250 FT OF NE 1/4 EXC S 50 FT TH0F. 1.8365A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	200.00	400.00	1.0000	1.0000	110	100		22,000
200 Actual Front Feet, 1.84 Total Acres							Total Est. Land Value =	22,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	18.80	198	0	0

Residential Local Cost Land Improvements

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

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

(11) Heating System: Space Heater

Ground Area = 1288 SF Floor Area = 1288 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,288		
			Total:	130,523	71,786

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	949	522

Water/Sewer

1000 Gal Septic	1	3,947	2,171
Water Well, 50 Feet	1	3,212	1,767

Porches

CGEP (1 Story)	350	15,264	8,395
Foundation: Shallow	350	-1,649	-907

Garages

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

Base Cost	576	20,097	11,053
Common Wall: 1 Wall	1	-2,572	-1,415

Built-Ins

Appliance Allow.	1	1,543	849

Fireplaces

Wood Stove	1	1,676	922

Totals: 172,990 95,143

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 117,026

2026 Est. T.C.V. 009-020-002-00 = 139,976

Est. TCV/Total Floor Area = 108.68, Most recent sale 11/08/2021 for 10

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
60,100	60,100	60,100	47,626	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	9,900	0	0	1,285	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
70,000	70,000	70,000	48,911	48,911	48,911	

009-020-002-30	2026 Est. T.C.V.	RADEN CHRISTOPHER & RADEN AUDREY E
Property Class: 401		3394 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 20 T22N R8W S 1/2 OF NE 1/4 EXC S 20 FT OF E 1191 FT THOF. 73.1646A
 3/2018 COMBINED WITH 020-001-00 FORMERLY . SEC 20 T22N R8W SE 1/4 OF SE 1/4 OF
 NE 1/4 EXC S 250 FT THOF. 6.2121A.

2/2018 PROPERTY COMBINATION REQUEST FOR VET EXEMPTION 020-001-00

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$3800	73.16 Acres	3800	100				278,012
		73.16 Total Acres					Total Est. Land Value =	278,012

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	1518	50	5,282
Wood Frame	24.62	200	50	2,462
Wood Frame	24.96	192	50	2,396
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/CHALF/04'/211	14.00	285	50	1,995
				Total Estimated Land Improvements True Cash Value = 12,135

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

(11) Heating System: Space Heater
 Ground Area = 1216 SF Floor Area = 1216 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,216		
			Total:	147,949	96,166

Other Additions/Adjustments

Recreation Room	560	9,957	6,472
Basement, Outside Entrance, Above Grade	1	1,545	1,004

Plumbing

Average Fixture(s)	1	988	642
2 Fixture Bath	1	2,074	1,348

Water/Sewer

1000 Gal Septic	1	4,109	2,671
Water Well, 50 Feet	1	3,344	2,174

Porches

CCP (1 Story)	400	8,528	5,543

Garages

Class: D Exterior: Pole (Unfinished)			
Base Cost	780	15,631	10,160
Class: C Exterior: Pole (Unfinished)			
Base Cost	1080	25,542	16,602
Class: D Exterior: Pole (Unfinished)			
Base Cost	3200	59,904	38,938

Built-Ins

Appliance Allow.	1	1,607	1,045

Deck

w/Roof (Roof portion)	180	2,491	1,619
w/Roof (Roof portion)	60	956	621

Parcel Number: 009-020-002-30

Page: 2

 Totals: 284,625 185,005

Notes:

 ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 227,556

 Ag. Bld 1 2025, No-Wall Loafing Shed Class:D,Frame Quality:Low Cost
 Height: 8 ft

Description	Rate	Size	Cost New
Base Cost	4.97	900	4,473

Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98	Depr. Cost =	4,384
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 =		4,077

Total Estimated True Cash Value of Agricultural Buildings	=	4,077

2026 Est. T.C.V. 009-020-002-30	=	521,780

Est. TCV/Total Floor Area = 429.10

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
299,200	299,200	299,200	88,907	2.70	
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
28,600	-66,900	0	28,600	2,400	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
260,900	260,900	260,900	119,907	119,907	119,907

009-020-002-90	2026 Est. T.C.V.	DTE GAS COMPANY
Property Class: 302		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 20 T22N R8W S 50 FT OF E 400 FT OF NE 1/4. .4591A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	50.00	400.00	1.4142	1.0000	110	100		7,778
50 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	7,778

2026 Est. T.C.V. 009-020-002-90 = 7,778

Est. TCV/Total Floor Area = 6.40

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
3,200	3,200	3,200	2,360	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	700	0	0	63	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,900	3,900	3,900	2,423	2,423	0	

009-020-003-00	2026 Est. T.C.V.	RADEN WILLIAM
Property Class: 402		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 20 T22N R8W (0*2001) N 1/2 N 1/2 OF NE 1/4 EXC NE 1/4 OF NE 1/4 OF NE 1/4
 & EXC BEG S 89 DEG 57'57"E 1104.66 FT FROM N 1/4 COR TH S 89 DEG 57'57"W 149 FT,
 S 0 DEG 38'38"E 295.97 FT, N 89 DEG 57'57"E 149 FT, N 0 DEG 38'38"W 295.97 FT TO
 POB & EXC NE 1/4 OF NE 1/4 OF NE 1/4.
 12.2503 A M/L

05 Split 10.75 Ac. to 003-00 for 06

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		8.00 Acres	5600	100				44,800
Residentia INFERIOR@\$1400		4.25 Acres	1400	100				5,950
		12.25 Total Acres					Total Est. Land Value =	50,750

2026 Est. T.C.V. 009-020-003-00	=	50,750
Est. TCV/Total Floor Area = 41.74, Most recent sale 09/11/2007 for 0		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
23,000 23,000 23,000 5,197 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 2,400 0 0 140 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
25,400 25,400 25,400 5,337 5,337 0		

009-020-003-20	2026 Est. T.C.V.	RADEN RYAN C & ALGER JENNIFER L
Property Class: 401		10483 W KELLY RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

T 22N R 8W SEC 20.. (0*2005) THE W 1104.66 FT OF N/2 OF N/2 OF NE/4, EXCEPT COMM 210 FT E OF NW COR, TH E 209 FT; TH S 209 FT; TH W 209 FT; TH N 209 FT TO POB. ALSO EXCEPT BEG 1584.66 FT W OF NE COR; TH W 570.04 FT; TH S 208.7 FT; TH E 208.7 FT; TH S 271.3 FT; TH E 361.34 FT; TH N 480 FT TO POB. 10.752 A M/L

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.75 Acres	5600	100				60,200
		10.75 Total Acres	Total Est. Land Value =				60,200	

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 2005

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1512 SF Floor Area = 1512 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,512		
			Total:	190,444	161,884

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

WCP (1 Story)	120	5,836	4,961

Deck

Treated Wood	338	5,631	4,786

Garages

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

Base Cost	576	23,910	20,323
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	1	527	448

Class: C Exterior: Pole (Unfinished)

Base Cost	378	12,066	10,256

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals: 254,861 216,638

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 266,465

2026 Est. T.C.V. 009-020-003-20 = 326,665

Est. TCV/Total Floor Area = 216.05, Most recent sale 01/26/2005 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
141,600	141,600	141,600	74,993	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	21,700	0	0	2,024	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
163,300	163,300	163,300	77,017	77,017	77,017

009-020-003-35	2026 Est. T.C.V.	GOTHARD ROBERT & ANNE
Property Class: 101		3234 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 20 T22N R8W (6*2001) S 1/2 OF N 1/2 OF NE 1/4. 40A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 3 -7 Acres		6.00 Acres	3800	100				22,800
AGRICULTRU SURPLUS 2600/		33.50 Acres	2600	100				87,110
AGRICULTRU ROW		0.50 Acres	0	100				0
		40.00 Total Acres					Total Est. Land Value =	109,910

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.36	140	97	3,308
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/FARAR/BARWOSPTSL	4.47	5000	50	11,175
Total Estimated Land Improvements				14,483

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1792 SF Floor Area = 1792 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,792		
			Total:	231,841	139,105

Other Additions/Adjustments

Recreation Room	144	2,618	1,309
Basement, Outside Entrance, Below Grade	1	2,293	1,376

Plumbing

Average Fixture(s)	1	1,185	711
3 Fixture Bath	1	3,721	2,233

Water/Sewer

1000 Gal Septic	1	4,386	2,632
Water Well, 50 Feet	1	3,344	2,006

Deck

Treated Wood	336	5,484	3,290

Built-Ins

Appliance Allow.	1	1,897	1,138

Totals: 256,769 153,800

Notes:

ECF (101 AGRICULTURE) 1.230 => TCV: 189,174

Ag. Bld 1 0, 4 Wall Utility Building	Class:D,Pole	Quality:Low Cost
Height: 10 ft		

Description	Rate	Size	Cost New
Base Cost	4.83	768	3,709
Default Walls	6.12	768	4,700

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55	Depr. Cost =	4,625
ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 1 =		3,469

Ag. Bld 2 0, 4 Wall Utility Building	Class:D,Pole	Quality:Low Cost

Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	4.92	672	3,306
Default Walls	6.24	672	4,193

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Depr. Cost = 4,124
 ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 2 = 3,093

Ag. Bld 3 0, 4 Wall Utility Shed, Lean-To Class:D,Pole Quality:Low Cost
 Height: 9 ft

Description	Rate	Size	Cost New
Base Cost	3.07	392	1,203
Default Walls	5.85	392	2,293

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Depr. Cost = 1,224
 ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 3 = 918

Ag. Bld 4 0, Lean-To Loafing Shed Class:D,Frame Quality:Low Cost
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	7.06	192	1,356
Default Walls	8.49	144	1,223

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Depr. Cost = 1,161
 ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 4 = 870

Ag. Bld 5 0, Lean-To Loafing Shed Class:D,Frame Quality:Low Cost
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	6.77	240	1,625
Default Walls	8.14	180	1,465

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Depr. Cost = 1,391
 ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 5 = 1,043

Ag. Bld 6 0, Lean-To Loafing Shed Class:D,Frame Quality:Average
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	6.33	432	2,735
Default Walls	8.53	324	2,764

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Depr. Cost = 4,399
 ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 6 = 3,299

Ag. Bld 7 0, 4 Wall Greenhouse, Shade Class:S Quality:Low Cost
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	2.82	1960	5,527

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Depr. Cost = 3,040
 ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 7 = 2,280

Ag. Bld 8 0, 4 Wall Greenhouse, Shade Class:S Quality:Low Cost
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	2.82	800	2,256

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Depr. Cost = 1,354
 ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 8 = 1,015

Parcel Number: 009-020-003-35

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Ag. Bld 9 2020, 4 Wall Greenhouse, Shade
Height: 10 ft

Class:S Quality:Low Cost

Description	Rate	Size	Cost New
Base Cost	2.82	1960	5,527

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90	Depr. Cost =	4,974
ECF (101 AGRICULTURE)	0.750 => TCV of Bldg: 9 =	3,731

Ag. Bld 10 2018, Lean-To Loafing Shed
Height: 10 ft

Class:D,Frame Quality:Low Cost

Description	Rate	Size	Cost New
Base Cost	6.29	432	2,717
Default Walls	7.57	324	2,453

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90	Depr. Cost =	4,653
ECF (101 AGRICULTURE)	0.750 => TCV of Bldg: 10 =	3,490

Ag. Bld 11 2020, Lean-To Loafing Shed
Height: 10 ft

Class:D,Frame Quality:Low Cost

Description	Rate	Size	Cost New
Base Cost	6.04	480	2,899
Default Walls	7.26	360	2,614

Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94	Depr. Cost =	5,182
ECF (101 AGRICULTURE)	0.750 => TCV of Bldg: 11 =	3,887

Ag. Bld 12 2021, Lean-To Loafing Shed
Height: 10 ft

Class:D,Frame Quality:Low Cost

Description	Rate	Size	Cost New
Base Cost	6.04	480	2,899
Default Walls	7.26	360	2,614

Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96	Depr. Cost =	5,292
ECF (101 AGRICULTURE)	0.750 => TCV of Bldg: 12 =	3,969

Total Estimated True Cash Value of Agricultural Buildings	=	31,064

2026 Est. T.C.V. 009-020-003-35	=	344,631

Est. TCV/Total Floor Area = 192.32

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
147,200	147,200	147,200	75,954	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	25,100	0	2,050	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
172,300	172,300	172,300	78,004	78,004	78,004	

009-020-003-70	2026 Est. T.C.V.	RADEN RAYMOND & ROCHELL
Property Class: 402		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 20 T22N R8W BEG 1584.66 FT W OF NE COR OF NE 1/4, THW 361.34 FT, S 480 FT, E 361.34 FT, N 480 FT TO POB. 3.9817A. (0*1999)

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	361.00	480.00	0.8627	1.0466	110	100		35,857
361 Actual Front Feet,	3.98	Total Acres			Total Est.		Land Value =	35,857

2026 Est. T.C.V. 009-020-003-70 = 35,857

Est. TCV/Total Floor Area = 20.01

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
14,700	14,700	14,700	8,030	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,200	0	216	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,900	17,900	17,900	8,246	8,246	0	

009-020-003-80	2026 Est. T.C.V.	RINCKEY TED A & DENISE C
Property Class: 401		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 20 T22N R8W NE 1/4 OF NE 1/4 OF NE 1/4 EXC N 312 FT OF E 418 FT THOF.
7.0061A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$9000			7.01 Acres		9000	100		63,090
			7.01 Total Acres				Total Est. Land Value =	63,090

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	20.63	80	35	577
				Total Estimated Land Improvements True Cash Value = 577

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

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost

Other Additions/Adjustments

Water/Sewer

1000 Gal Septic	1	4,689	4,220
Water Well, 50 Feet	1	3,344	3,010

Garages

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

Base Cost	768	29,207	26,286

Deck

w/Roof (Roof portion)	420	6,321	5,689

Totals:	43,561	39,205

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 48,222

2026 Est. T.C.V. 009-020-003-80 = 111,889

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/17/2024 for 64,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
42,900	42,900	42,900	42,900	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	13,000	0	1,158	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
55,900	55,900	55,900	44,058	44,058	0	

009-020-003-90	2026 Est. T.C.V.	SINNETT ROBERT L & SALLY L
Property Class: 401		10261 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 20 T22N R8W BEG S 89 DEG 57'57"E 1104.66 FT FROM N 1/4 COR TH S 89 DEG 57'57"E 149 FT, S 0 DEG 38'38"E 295.97 FT, N 89 DEG 57'57"W 149 FT, N 0 DEG 38'38"W 295.97 FT TO POB. 1.0124A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	149.00	295.00	1.0764	0.9267	110	100		16,349
149 Actual Front Feet, 1.01 Total Acres							Total Est. Land Value =	16,349

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.09	396	50	3,978
Total Estimated Land Improvements				3,978

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1977

(11) Heating System: Wall Furnace

Ground Area = 1364 SF Floor Area = 1364 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	980		
Addition	Siding	Crawl	384		
			Total:	79,866	27,954

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	168	1,925	674
Plumbing			
Average Fixture(s)	1	899	315
Water/Sewer			
1000 Gal Septic	1	4,386	1,535
Water Well, 50 Feet	1	3,344	1,170
Porches			
WSEP (1 Story)	160	5,389	1,886
Built-Ins			
Appliance Allow.	1	1,897	664
Fireplaces			
Wood Stove	1	2,107	737
Deck			
w/Roof (Roof portion)	1152	15,471	5,415
Carports			
Aluminum	336	4,425	1,549
Totals:		119,709	41,899

Notes: 1977 LIBERTY MH

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 39,385

2026 Est. T.C.V. 009-020-003-90 = 59,712

Est. TCV/Total Floor Area = 43.78

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
24,400	24,400	24,400	12,046	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,500	0	325	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

29,900

29,900

29,900

12,371

12,371

12,371

009-020-004-00	2026 Est. T.C.V.	MOORE JON N & KELLY J
Property Class: 401		10387 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 20 T22N R8W BEG 1946 FT W OF NE COR OF N 1/2 OF NE 1/4 S 208.7 FT W 208.7 FT N 208.7 FT E 208.7 FT TO BEG. 1 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	208.70	208.70	0.9894	0.8499	110	100		19,304
209 Actual Front Feet,	1.00	Total Acres			Total Est. Land Value =			19,304

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	378	50	1,090
Total Estimated Land Improvements		True Cash Value =		1,090

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1950

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1184 SF Floor Area = 1184 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	928		
1 Story	Siding	Slab	256		
		Total:		129,256	77,553

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Water/Sewer

1000 Gal Septic	1	4,109	2,465
Water Well, 50 Feet	1	3,344	2,006

Deck

Pine w/Roof (Deck Portion)	256	3,576	2,146
Pine w/Roof (Roof portion)	256	3,287	1,972
Treated Wood w/Roof (Deck Portion)	32	1,299	779
Treated Wood w/Roof (Roof portion)	32	577	346
Treated Wood	16	688	413

Garages

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

Base Cost	572	16,376	9,826

Built-Ins

Appliance Allow.	1	1,607	964

Fireplaces

Wood Stove	1	1,745	1,047

Totals: 166,852 100,110

Notes: 2025 ADDITION

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 123,135

2026 Est. T.C.V. 009-020-004-00 = 143,529

Est. TCV/Total Floor Area = 121.22

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
52,800	52,800	52,800	29,602	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
8,100	10,900	0	8,100	799	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
71,800	71,800	71,800	38,501	38,501	38,501	

009-020-005-90	2026 Est. T.C.V.	RICHARDSON SEAN R
Property Class: 401		10451 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 20 T22N R8W BEG 210 FT E OF NW COR OF NE 1/4 TH E 209 FT, S 209 FT, W 209 FT, N 209 FT TO POB. 1.0028A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	209.00	209.00	0.9891	0.8502	110	100		19,332
209 Actual Front Feet,	1.00	Total Acres			Total Est.	Land Value =		19,332

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.80	100	46	1,325
Total Estimated Land Improvements		True Cash Value =		1,325

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1977

(11) Heating System: Wall Furnace

Ground Area = 1680 SF Floor Area = 1680 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	840		
Addition	Siding	Crawl	840		
		Total:		112,959	39,536

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,010	353

Water/Sewer

1000 Gal Septic	1	4,689	1,641
Water Well, 50 Feet	1	3,344	1,170

Porches

WCP (1 Story)	140	5,797	2,029
CCP (1 Story)	80	1,967	688

Garages

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

Base Cost	896	29,595	10,358

Built-Ins

Appliance Allow.	1	2,713	950

Deck

w/Roof (Roof portion)	1080	16,070	5,624

Totals:	178,144	62,349

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 58,608

2026 Est. T.C.V. 009-020-005-90 = 79,265

Est. TCV/Total Floor Area = 47.18, Most recent sale 07/01/1999 for 38,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
32,300	32,300	32,300	17,390	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,300	0	469	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
39,600	39,600	39,600	17,859	17,859	0

009-020-006-60	2026 Est. T.C.V.	RINCKEY JOAN K
Property Class: 401		3060 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 20 T22N R8W N 312 FT OF E 418 FT OF NE 1/4 OF NE 1/4. 2.9939A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	312.00	418.00	0.8948	1.0111	110	100		31,049
312 Actual Front Feet, 2.99 Total Acres							Total Est. Land Value =	31,049

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	96	49	290
Total Estimated Land Improvements True Cash Value =				290

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1976

(11) Heating System: Wall Furnace

Ground Area = 1198 SF Floor Area = 1198 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	910		
Addition	Siding	Slab	288		
			Total:	69,861	24,452

Other Additions/Adjustments

Skirting, Brick Veneer	158	5,465	1,913

Plumbing

Average Fixture(s)	1	899	315

Water/Sewer

1000 Gal Septic	1	4,386	1,535
Water Well, 50 Feet	1	3,344	1,170

Deck

Treated Wood	80	2,133	747
Treated Wood	224	4,204	1,471

Built-Ins

Appliance Allow.	1	1,897	664

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	1200	25,428	8,900

Totals:	117,617	41,167

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:	38,697

2026 Est. T.C.V. 009-020-006-60	=	70,036

Est. TCV/Total Floor Area = 58.46

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
28,500	28,500	28,500	15,914	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	6,500	0	0	429	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,000	35,000	35,000	16,343	16,343	0	

009-020-007-03	2026 Est. T.C.V.	GRAHAM THOMAS
Property Class: 401		10511 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 20 T22N R8W PCL A AS SHOWN IN BOOK OF SURVEYS S-1 PGS 455-459 INCL. 4.61
A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	335.50	597.50	0.8787	1.1055	110	100		35,850
336 Actual Front Feet, 4.60 Total Acres							Total Est. Land Value =	35,850

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	192	50	591
Wood Frame	23.76	150	50	1,782
Metal Prefab	17.40	80	50	696
Total Estimated Land Improvements				True Cash Value = 3,069

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1260 SF Floor Area = 1260 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	864		
1 Story	Siding	Crawl Space	396		
			Total:	150,067	97,542

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 50 Feet	1	3,344	2,174

Porches

WSEP (1 Story)	112	6,142	3,992

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	672	21,329	13,864
Class: CD Exterior: Pole (Unfinished)			
Base Cost	1560	33,056	21,486

Built-Ins

Appliance Allow.	1	1,897	1,233

Totals: 221,406 143,912

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 177,012

2026 Est. T.C.V. 009-020-007-03 = 215,931

Est. TCV/Total Floor Area = 171.37

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
92,300	92,300	92,300	48,841	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,700	0	0	1,318	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
108,000	108,000	108,000	50,159	50,159	50,159	

009-020-007-06	2026 Est. T.C.V.	DENMAN MICHAEL L & DENAM ADAM
Property Class: 401		10575 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 20 T22N R8W PCL B AS SHOWN IN BOOK OF SURVEYS S-1 PGS 455-459 INCL. 4.61
A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	335.50	597.00	0.8787	1.1053	110	100		35,842
336 Actual Front Feet, 4.60 Total Acres							Total Est. Land Value =	35,842

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	779	25	1,427
D/W/P: Asphalt Paving	2.89	300	25	217
Metal Prefab	12.15	450	25	1,367
Total Estimated Land Improvements				True Cash Value = 3,011

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1990

(11) Heating System: Forced Warm Air
Ground Area = 1400 SF Floor Area = 1400 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	1064		
Addition	Siding	Crawl	336		
			Total:	83,264	29,142

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	180	2,063	722

Plumbing

Average Fixture(s)	1	899	315

Water/Sewer

1000 Gal Septic	1	4,386	1,535
Water Well, 100 Feet	1	5,415	1,895

Deck

Treated Wood	64	1,908	668
Treated Wood	72	2,016	706

Built-Ins

Appliance Allow.	1	1,897	664

Garages

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

Base Cost	1200	29,952	10,483

Totals:	131,800	46,130

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 43,362

2026 Est. T.C.V. 009-020-007-06 = 82,215

Est. TCV/Total Floor Area = 58.73, Most recent sale 12/28/2018 for 55,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
33,800	33,800	33,800	25,570	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,300	0	690	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,100	41,100	41,100	26,260	26,260	26,260

009-020-007-09	2026 Est. T.C.V.	WINOWIECKI CASSANDRA L
Property Class: 401		10661 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 20 T22N R8W PCL C AS SHOWN IN BOOK OF SURVEYS S-1 PGS 455-459 INCL. 4.60
A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	335.00	597.00	0.8790	1.1053	110	100		35,802
335 Actual Front Feet,	4.59	Total Acres			Total Est.	Land Value =		35,802

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	397	0	0
D/W/P: Asphalt Paving	3.10	4030	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	2	95	4,750
Total Estimated Land Improvements		True Cash Value =		4,750

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C Blt 1982

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1680 SF Floor Area = 1680 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	960		
1 Story	Siding	Crawl Space	576		
1 Story	Siding	Crawl Space	144		
Total:				219,959	153,971

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,422	995	
Water/Sewer					
1000 Gal Septic		1	4,689	3,282	
Water Well, 50 Feet		1	3,344	2,341	
Deck					
Treated Wood		72	2,062	1,443	
Treated Wood		48	1,667	1,167	

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		384	16,247	11,373	
Common Wall: 1 Wall		1	-2,139	-1,497	
Class: C Exterior: Pole (Unfinished)					
Base Cost		768	19,776	13,843	

Built-Ins

Appliance Allow.		1	2,713	1,899	
Totals:			269,740	188,817	

Notes: 2018 ADDITION

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 232,245

2026 Est. T.C.V. 009-020-007-09		=	272,797
Est. TCV/Total Floor Area = 162.38, Most recent sale 12/01/2016 for 60,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
116,300	116,300	116,300	59,579
2026	New Eq. Adjustment	Loss	Additions
0	20,100	0	0
		Tax Adjustment	Losses
		1,608	0

Parcel Number: 009-020-007-09

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
136,400	136,400	136,400	61,187	61,187	61,187

009-020-007-12	2026 Est. T.C.V.	DAVIS STEVEN J & BRENDA K
Property Class: 401		10711 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 20 T22N R8W PCL D AS SHOWN IN BOOK OF SURVEYS S-1 PGS 455-459 INCL. 4.60
A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	335.00	597.00	0.8790	1.1053	110	100		35,802
335 Actual Front Feet, 4.59 Total Acres							Total Est. Land Value =	35,802

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	35.72	60	52	1,114
Total Estimated Land Improvements			True Cash Value =	1,114

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1959

(11) Heating System: Wall Furnace

Ground Area = 1296 SF Floor Area = 1296 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	720		
Addition	Siding	Crawl	576		
			Total:	93,319	32,661

Other Additions/Adjustments

Skirting, Brick Veneer	116	4,423	1,548

Water/Sewer

1000 Gal Septic	1	4,689	1,641
Water Well, 50 Feet	1	3,344	1,170

Porches

WCP (1 Story)	144	5,920	2,072

Deck

Treated Wood	63	1,937	678
w/Roof (Roof portion)	180	3,022	1,058

Garages

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

Base Cost	444	17,911	6,269

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

Base Cost	1152	40,124	14,043

Totals:	174,689	61,140

Notes: 1959 GENERAL MH

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:	57,472

2026 Est. T.C.V. 009-020-007-12	=	94,388

Est. TCV/Total Floor Area = 72.83, Most recent sale 04/12/2005 for 58,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
38,600	38,600	38,600	24,967	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	8,600	0	0	674	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
47,200	47,200	47,200	25,641	25,641	0	

009-020-007-18
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

SHELDON ROBERT D & MARY ANN L
10639 W KELLY RD
LAKE CITY, MI 49651

2012-01620 WD Commencing at the North1/4 corner of Section 20, T22N, R8W, Lake Township, Missaukee County, Michigan; thence S01°32'48"E along the North-South1/4 LINE 597.73 feet; thence S89D25'27"W 670.99 feet to the Northeast corner of Parcel E, as shown in Book of Surveys S-1, Page 455 to 459 inclusive, Missaukee County records as the point of beginning; thence S01°40'39"E 337.64 feet; thence S88°56'28"W 335.06 feet; thence N01°42'55"W 341.03 feet to the North line of said Parcel E; thence N89°31'11"E along said line 335.34 feet to the point of beginning. Together with and subject to easement for access and utilities: That part of the East 1/2 of the Northwest 1/4 and that part of the East 1/2 of the Southwest1/4 of Section 20, T22N, R8W, described as commencing at the North 1/4 corner of said Section 20; thence S89°22'55"W, along the centerline of Kelly Road and the North line of said Section 20, 639.35 feet to the point of beginning; thence S01°40'39"E, 3133.07 feet; thence N89°19'53"E, 217.00 feet; thence S01°40'39"E, 150.00 feet to a point on the North line of Parcel J as surveyed and described; thence S89°19'53"W, 250.00 feet to the Northwest corner of said Parcel J; thence continuing S89°19'53"W, 175.00 feet; thence N01°40'39"W, 150.00 feet; thence N89°19'53"E, 142.00 feet; thence N01°40'39"W, 3133.13 feet to aforesaid Centerline of Kelly Road and the North line of Section 20; thence N89°22'55"E, along said Centerline, 66.00 feet to the point of beginning. 57-009-020-007-18

FORMERLY CONDENCED AS

SEC 20 T22N R8W (0*2003) BEG AT NE COR OF PCL E AS SHOWN IN BOOK OF SURVEYS S-1 PP 455-459, TH S 01 DEG 40'39"E 337.64 FT, S 88 DEG 56'28"W 335.06 FT, N 01 DEG 42'55"W 341.03 FT, N 89 DEG 31'11"E 335.34 FT TO POB. 2.61A

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	337.60	334.80	0.8773	0.9565	110	100		31,163
338 Actual Front Feet, 2.60 Total Acres							Total Est. Land Value =	31,163

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	625	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2003

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1680 SF Floor Area = 1680 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,680		
			Total:	230,970	191,689

Other Additions/Adjustments

Exterior					
Stone Veneer		64	2,341	1,943	
Plumbing					
Average Fixture(s)		1	1,422	1,180	
3 Fixture Bath		1	4,478	3,717	
Water/Sewer					
1000 Gal Septic		1	4,689	3,892	
Water Well, 100 Feet		1	5,734	4,759	

Parcel Number: 009-020-007-18

Page: 2

Porches

CCP (1 Story)	48	1,531	1,271

Deck

Treated Wood	192	3,882	3,222

Garages

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

Base Cost	576	23,910	19,845

Common Wall: 1 Wall	1	-2,589	-2,149

Door Opener	1	527	437

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

Door Opener	1	527	437

Base Cost	1024	35,666	29,603

Built-Ins

Appliance Allow.	1	2,713	2,252

Totals:		315,801	262,098

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 322,381

2026 Est. T.C.V. 009-020-007-18 = 356,044

Est. TCV/Total Floor Area = 211.93, Most recent sale 05/01/2012 for 142,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
152,800	152,800	152,800	76,683	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	25,200	0	0	2,070	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
178,000	178,000	178,000	78,753	78,753	78,753	

009-020-007-20
Property Class: 402
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

SHELDON ROBERT
W KELLY RD
LAKE CITY, MI 49651

2012-01946 WD Part of Parcel "E", as shown in Book of Surveys S-1, pages 455 to 459 inclusive, Missaukee County Records, DESCRIBED AS: Beginning at the NW corner of said Parcel "E", Thence N89deg.31' 11 "E 335.39 feet; Thence S 01 deg.42 '55"E 341.03 feet; Thence S88deg.56'28"W 335.08 feet; Thence N01deg.45'29"W 344.31 feet to the point of beginning. (Being a part of E 1/ of NW 1/4 of Section 20, T22N,R8W) INCLUDING & RESERVING AN EASEMENT FOR INGRESS, EGRESS & UTILITIES as described in Book of Surveys S-1, page 455 to 459 inclusive, Missaukee County Records. AND Beginning S01deg.40'39"W 337.64 feet from the NE corner of Parcel "E" as shown in book of surveys S-1, page 455 to 459 inclusive, Thence continuing S01deg.40'39"W 30 feet; Thence N88deg.34'46"W 355.06 feet; Thence N01deg.42'55"W 30 feet; Thence N88deg.56'28"E 355.06 feet to the point of beginning.

FORMERLY ABBREVIATED AS: SEC 20 T22N R8W (0*2003) BEG AT NW COR OF PCL E AS SHOWN IN BOOK OF SURVEYS S-1 PP 455-459, TH N 89 DEG 31'11"E 335.39 FT, S 01 DEG 42'55"E 341.03 FT, S 88 DEG 56'28"W 335.08 FT, N 01 DEG 45'29"W 344.31 FT TO POB. 2.64A

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	335.00	344.31	0.8790	0.9632	110	100		31,200
335 Actual Front Feet, 2.65 Total Acres							Total Est. Land Value =	31,200

2026 Est. T.C.V. 009-020-007-20 = 31,200

Est. TCV/Total Floor Area = 18.57, Most recent sale 05/23/2012 for 7,250

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
12,800	12,800	12,800	2,934	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,800	0	0	79	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,600	15,600	15,600	3,013	3,013	3,013	

FOLEY KEITH & ERIN
10635 W KELLY RD
LAKE CITY, MI 49651

FORMERLY ABV AS: SEC 20 T22N R8W (0*2003) BEG AT SW COR OF PCL E AS SHOWN IN
BOOK OF SURVEYS S-1 PP 455-459, TH N 01 DEG 45'29"W 344.30 FT, N 88 DEG 56'28"W
335.08 FT, S 01 DEG 42'55"E 340.97 FT, S 88 DEG 22'18"W 334.8 FT TO POB. 2.63A.

* Factors *

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	486	50	1,691
Total Estimated Land Improvements True Cash Value =				1,691

(11) Heating System: Forced Heat & Cool
Ground Area = 1404 SF Floor Area = 1404 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Treated Wood	190	3,855	2,891

Parcel Number: 009-020-007-21

Page: 2

Garages

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

Common Wall: 1 Wall	1	-2,589	-1,942
Base Cost	1024	35,666	26,749

Class: C Exterior: Pole (Unfinished)

Door Opener	2	1,054	790
Base Cost	1728	40,867	30,650
No Concrete Floor	1728	-11,249	-8,437

Built-Ins

Appliance Allow.	1	2,713	2,035

Totals:	322,717	242,051

Notes: ORIGNAL 1970 THEN REMODEL YEAR 2000 THEN RELOCATED 2015

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 297,723

2026 Est. T.C.V. 009-020-007-21 = 330,837

Est. TCV/Total Floor Area = 235.64, Most recent sale 07/19/2022 for 260,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
141,100	141,100	141,100	119,699	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	24,300	0	3,231	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
165,400	165,400	165,400	122,930	122,930	122,930

009-020-007-22
Property Class: 402
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

FOLEY KEITH & ERIN
W KELLY RD
LAKE CITY, MI 49651

2013-04033 WD PARCEL E-4, BEING A PART OF PARCEL E AS SHOWN IN BOOK OF SURVEYS S-1 PAGES 455 TO 459, MISSAUKEE COUNTY RECORDS MORE FULLY DESCRIBED AS: COMMENCING AT THEN 1/4 CORNER OF SECTION 20, T22N, RSW; THENCE S01DEG32'48"E A·LONG THE N-S 1/4 LINE 597.73 FEET; THENCE S89DEG25'27"W 670.99 FEET TO THE NE CORNER OF PARCEL E OF BOOK OF SURVEYS S-1 PAGES 455 TO 459; THENCE S01DEG40'39"E ALONG THE EAST LINE OF SAID PARCEL E, 337.64 FEET TO THE POINT OF BEGINNING; THENCE S01DEG40'39"E 337.64 FEET TO THE SOUTH LINE OF SAID PARCEL E; THENCE S88DEG22'18"W 334.81 FEET; THENCE N01DEG42'55"W 340.97 FEET; THENCE N88DEG56'28"E 335.06 FEET TO THE POINT OF BEGINNING. INCLUDING A 66 FOOT WIDE EASEMENT FOR INGRESS, EGRESS, INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS SHOWN IN BOOK OF SURVEYS S-1 PAGES 455 TO 459, MISSAUKEE COUNTY RECORDS AND INCLUDING A 30 FOOT WIDE EASEMENT FOR INGRESS, EGRESS, INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, THE CENTERLINE BEING DESCRIBED AS: COMMENCING AT THEN 1/4 CORNER OF SAID SECTION 20; THENCE S01DEG32'48"E ALONG THE N-S 1/4LINE 597.73 FEET; THENCE S89DEG25'27"W 670.99 FEET TO THE NE CORNER OF PARCEL E OF A SURVEY RECORDED IN SAID LIBER S-1 PAGE 455 TO 459; THENCE S01DEG40'39"E 315.42 FEET TO THE POINT OF BEGINNING; THENCE S67DEG41'08"W 91.13 FEET; THENCE N88DEG34'46"W 250.12 FEET TO THE POINT OF ENDING SEC 20 T22N R8W

FORMERLY ABV AS (0*2003) BEG AT SE COR OF PCL E AS SHOWN IN BOOK OF SURVEYS S-1 PP 455-459, TH S 88 DEG 22'18"W 334.81 FT, N 01 DEG 42'53"W 340.97 FT, N 88 DEG 56'28"E 335.06 FT, S 01 DEG 40'39"E 337.64 FT TO POB. 2.61A

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	337.60	336.76	0.8773	0.9579	110	100		31,208
338 Actual Front Feet, 2.61 Total Acres							Total Est. Land Value =	31,208

2026 Est. T.C.V.	009-020-007-22	=	31,208
Est. TCV/Total Floor Area	= 22.23, Most recent sale 07/19/2022 for 260,000		
2025 Assessed	MBOR	S.E.V.	Base for Cap
12,800	12,800	12,800	5,954
			2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	2,800	0	160
2026 Assessed	MBOR	S.E.V.	Capped
15,600	15,600	15,600	6,114
			6,114
			6,114

009-020-007-24	2026 Est. T.C.V.	PHILLIPS RONALD & BIRDENA
Property Class: 401		10665 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 20 T22N R8W (2*2003) PCL F AS SHOWN IN BOOK OF SURVEYS S-1 PP 455-459 INCL
EXC N 295.5 FT OF E 295.5 FT THOF. 8.3454A.

03 SPLIT 2 AC TO 007-28 FOR 04

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	379.50	958.43	0.8520	1.2442	110	100		44,252
380 Actual Front Feet, 8.35 Total Acres							Total Est. Land Value =	44,252

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.58	528	35	1,401
Total Estimated Land Improvements			True Cash Value =	1,401

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 2004

(11) Heating System: Wall Furnace

Ground Area = 1326 SF Floor Area = 1326 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Metal	990		
Addition	Siding	Crawl	336		
			Total:	110,792	72,015

Other Additions/Adjustments

42" frost-free footings, foundation	162	10,365	6,737

Plumbing

Average Fixture(s)	1	1,293	840
3 Fixture Bath	1	3,780	2,457

Water/Sewer

1000 Gal Septic	1	5,433	3,531
Water Well, 50 Feet	1	3,351	2,178

Garages

Class: BC Exterior: Pole (Unfinished)

Base Cost	840	27,838	18,095

Built-Ins

Appliance Allow.	1	3,899	2,534

Totals: 166,751 108,387

Notes: 2004 PATRIOT MH

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 101,884

2026 Est. T.C.V. 009-020-007-24 = 147,537

Est. TCV/Total Floor Area = 111.26

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
60,100	60,100	60,100	42,530	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,700	0	0	1,148	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
73,800	73,800	73,800	43,678	43,678	43,678	

009-020-007-28	2026 Est. T.C.V.	MAJORS LINDSAY & JESSIE
Property Class: 401		10625 W KELLY RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 20 T22N R8W (0*2003) N 295.5 FT OF E 295.5 FT OF PCL F AS SHOWN IN BOOK OF
SURVEYS S-1 PP 455-459 INCL. 2.0046A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	295.50	295.50	0.9070	0.9271	110	100		27,333
296 Actual Front Feet, 2.00 Total Acres							Total Est. Land Value =	27,333

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.20	192	50	2,131
Wood Frame	21.45	250	50	2,681
Total Estimated Land Improvements True Cash Value =				4,812

Cost Est. for Res. Bldg: 1 Single Family 2S Cls CD Blt 2004

(11) Heating System: Electric Baseboard

Ground Area = 1764 SF Floor Area = 3528 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,764		
			Total:	349,281	261,959

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	889
3 Fixture Bath	2	7,442	5,581

Water/Sewer

1000 Gal Septic	1	4,386	3,289
Water Well, 100 Feet	1	5,415	4,061

Porches

WCP (1 Story)	72	3,802	2,851

Deck

Treated Wood	36	1,423	1,067
Treated Wood	190	3,768	2,826

Garages

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

Base Cost	1008	32,327	24,245

Built-Ins

Appliance Allow.	1	1,897	1,423

Fireplaces

Wood Stove	1	2,107	1,580

Totals: 413,033 309,771

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 381,018

2026 Est. T.C.V. 009-020-007-28 = 413,163

Est. TCV/Total Floor Area = 117.11, Most recent sale 10/29/2015 for 144,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
176,300	176,300	176,300	112,116	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	30,300	0	0	3,027	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

206,600

206,600

206,600

115,143

115,143

115,143

009-020-007-30	2026 Est. T.C.V.	FENSTEMAKER JAMES & BRENDA J
Property Class: 402		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 20 T22N R8W PCL G AS SHOWN IN BOOK OF SURVEYS S-1 PGS 455-459 INCL. 10.24
A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.24 Acres			5600	100		57,344
		10.24 Total Acres					Total Est. Land Value =	57,344

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.78	192	50	1,899
Wood Frame	22.43	112	50	1,256
				Total Estimated Land Improvements True Cash Value = 3,155

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1970

(11) Heating System: Forced Warm Air
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=54/100/100/100/54

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Totals: 0 0

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 0

2026 Est. T.C.V.	009-020-007-30	=	60,499
Est. TCV/Total Floor Area =	0.00, Most recent sale 11/01/1997 for 10,000		
2025 Assessed	MBOR	S.E.V.	Base for Cap
27,200	27,200	27,200	10,776
			2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	3,000	0	290
2026 Assessed	MBOR	S.E.V.	Capped
30,200	30,200	30,200	11,066
			11,066
			PRE/MBT
			0

009-020-007-36	2026 Est. T.C.V.	DAVID TIMOTHY J & DARRYL A &
Property Class: 401		10611 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 20 T22N R8W PCL H AS SHOWN IN BOOK OF SURVEYS S-1 PGS 455-459 INCL. 10.07
A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.07 Acres			5600	100		56,392
		10.07 Total Acres					Total Est. Land Value =	56,392

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.57	168	90	3,110
				Total Estimated Land Improvements True Cash Value = 3,110

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1970

(11) Heating System: Wall Furnace

Ground Area = 460 SF Floor Area = 460 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	460		
			Total:	29,921	10,473

Other Additions/Adjustments

Deck

Treated Wood w/Roof (Deck Portion)	45	1,557	545
Treated Wood w/Roof (Roof portion)	45	752	263
w/Roof (Roof portion)	160	2,261	791
w/Roof (Roof portion)	460	5,630	1,970

Totals: 40,121 14,042

Notes: 1962 10X50 TRL

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 13,199

2026 Est. T.C.V. 009-020-007-36 = 72,701

Est. TCV/Total Floor Area = 158.05

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
32,000	32,000	32,000	13,950	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,400	0	376	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
36,400	36,400	36,400	14,326	14,326	0

009-020-007-54	2026 Est. T.C.V.	HOLBROOK JANET K TRUST
Property Class: 402		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 20 T22N R8W PCL I AS SHOWN IN BOOK OF SURVEYS S-1 PGS 455-459 INCL. 29.71
A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %	Adj. Reason	Value
Residentia INFERIOR@	\$1400	29.71	Acres	1400	100		41,594
		29.71	Total Acres			Total Est. Land Value =	41,594

2026 Est. T.C.V. 009-020-007-54 = 41,594

Est. TCV/Total Floor Area = 90.42

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
20,800	20,800	20,800	12,716	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	343	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,800	20,800	20,800	13,059	13,059	0	

009-020-007-72	2026 Est. T.C.V.	HOLBROOK JANET K TRUST
Property Class: 402		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 20 T22N R8W PCL J AS SHOWN IN BOOK OF SURVEYS S-1 PGS 455-459 INCL. 29.67
A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	660.00	0.00	1.0000	0.0000	110	100*		0
Residentia INFERIOR@\$1400		29.67 Acres			1400	100		41,538
* denotes lines that do not contribute to the total acreage calculation.								
660 Actual Front Feet, 29.67 Total Acres								
Total Est. Land Value =								41,538

2026 Est. T.C.V. 009-020-007-72	=	41,538

Est. TCV/Total Floor Area = 90.30

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
20,800	20,800	20,800	13,337	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	360	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,800	20,800	20,800	13,697	13,697	0	

009-020-007-78	2026 Est. T.C.V.	EMBERTSON DAVID L & LINDA F
Property Class: 401		10603 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 20 T22N R8W (0*2002) PCL K & S 1/2 OF PCL L AS SHOWN IN BOOK OF SURVEYS S-1
PGS 455-459 INCL. 15.295A

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		15.29 Acres	5600	100				85,624
		15.29 Total Acres					Total Est. Land Value =	85,624

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	624	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 5 Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 1949 SF Floor Area = 3411 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,949		
			Total:	434,756	369,515

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

WCP (1 Story)	527	18,129	15,410

Garages

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

Storage Over Garage	725	9,599	8,159
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	2	1,054	896
Base Cost	1088	37,895	32,211

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals: 517,880 440,171

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 541,410

2026 Est. T.C.V. 009-020-007-78 = 629,409

Est. TCV/Total Floor Area = 184.52, Most recent sale 08/01/2002 for 39,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
268,300	268,300	268,300	154,236	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	46,400	0	4,164	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
314,700	314,700	314,700	158,400	158,400	158,400	

009-020-007-84 2026 Est. T.C.V. GLENN TREVAR & GLENN DERRICK
 Property Class: 401 10599 W KELLY RD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

SEC 20 T22N R8W (3*2002) N 1/2 OF PCL L AS SHOWN IN BOOK OF SURVEYS S-1 PGS
 455-459 INCL. 5.215A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors * 338' X 672.087'X

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$9000			5.21 Acres		9000	100		46,935
			5.21 Total Acres				Total Est. Land Value =	46,935

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 624 SF Floor Area = 624 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	624		
			Total:	74,481	44,688

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Water/Sewer

1000 Gal Septic	1	4,109	2,465
Water Well, 50 Feet	1	3,344	2,006

Porches

CSEP (1 Story)	240	8,290	4,974

Deck

Treated Wood	80	2,086	1,252

Built-Ins

Appliance Allow.	1	1,607	964

Unit-in-Place Cost Items

MOBILE HOME	2500	2,525	2,146	*85% Good
ROOF STRUCT. (SQ FT)	336	1,347	606	*45% Good

Totals: 98,777 59,694

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 73,424

2026 Est. T.C.V. 009-020-007-84 = 120,359

Est. TCV/Total Floor Area = 192.88, Most recent sale 10/01/2002 for 43,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
47,400	47,400	47,400	23,449	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,800	0	0	633	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
60,200	60,200	60,200	24,082	24,082	0	

009-020-007-90	2026 Est. T.C.V.	KORTJOHN GEORGE W
Property Class: 402		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 20 T22N R8W PCL M AS SHOWN IN BOOK OF SURVEYS S-1 PGS 455-459 INCL. 10.36
A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17	@\$5600	10.36	Acres	5600	100			58,016
		10.36	Total Acres				Total Est. Land Value =	58,016

2026 Est. T.C.V. 009-020-007-90 = 58,016

Est. TCV/Total Floor Area = 92.97

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
25,900	25,900	25,900	7,584	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,100	0	204	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,000	29,000	29,000	7,788	7,788	0	

009-020-007-96 2026 Est. T.C.V. SCHOENHERR STEVEN & AMANDA TRUST
 Property Class: 402 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 20 T22N R8W (0*2005) NE/4 OF PCL N AS SHOWN IN BOOK OF SURVEYS S-1 PGS
 455-459 INCL 2.56 A.
 SPLIT ON 09-04-2001 INTO 009-020-07-99
 SPLIT ON 04/25/2005 INTO 009-020-007-97, 009-020-007-98;

Split/Comb. on 04/25/2005 completed 04/25/2005 RAY ;
 Parent Parcel(s): 009-020-007-96;
 Child Parcel(s): 009-020-007-97, 009-020-007-98;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	334.00	335.00	0.8797	0.9566	110	100		30,918
334 Actual Front Feet, 2.57 Total Acres							Total Est. Land Value =	30,918

2026 Est. T.C.V.	009-020-007-96	=	30,918
Est. TCV/Total Floor Area = 49.55, Most recent sale 06/03/2019 for 267,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
12,600	12,600	12,600	2,934
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	2,900	0	79
2026 Assessed	MBOR	S.E.V.	Capped
15,500	15,500	15,500	3,013
			->Taxable<-
			PRE/MBT
			3,013

HERBA LAUREN P &
10591 W KELLY RD
Lake City, MI 49651

Totals:	353,926	283,161

Parcel Number: 009-020-007-97

Page: 2

Notes:

 ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 348,288

2026 Est. T.C.V. 009-020-007-97 = 384,698

Est. TCV/Total Floor Area = 223.14, Most recent sale 06/23/2020 for 257,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
163,600	163,600	163,600	131,507	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	28,700	0	0	3,550	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
192,300	192,300	192,300	135,057	135,057	135,057	

009-020-007-98	2026 Est. T.C.V.	SCHOENHERR STEVEN & AMANDA TRUST
Property Class: 402		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 20 T22N R8W (0*2005) SE 1/3 OF PCL N AS SHOWN IN BOOK OF SURVEYS S-1 PGS
455-459 INCL. 2.56 A M/L.

SPLIT ON 04/25/2005 FROM 009-020-007-96;

Split/Comb. on 04/25/2005 completed 04/25/2005 RAY ;
Parent Parcel(s): 009-020-007-96;
Child Parcel(s): 009-020-007-97, 009-020-007-98;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	334.00	335.00	0.8797	0.9566	110	100		30,918
334 Actual Front Feet, 2.57 Total Acres							Total Est. Land Value =	30,918

2026 Est. T.C.V. 009-020-007-98 = 30,918

Est. TCV/Total Floor Area = 17.93, Most recent sale 06/03/2019 for 267,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
12,600	12,600	12,600	2,934	2.70			
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	2,900	0	79	0			
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
15,500	15,500	15,500	3,013	3,013	3,013		

SCHOENHERR STEVEN & AMANDA TRUST
10579 W KELLY RD
LAKE CITY, MI 49651

* Factors *

Aluminum	189	2,701	2,026

Parcel Number: 009-020-007-99

Page: 2

Local Cost Items

GENERATOR

1

1

1

*100% Good

Totals: 373,181 279,884

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 344,257

2026 Est. T.C.V. 009-020-007-99 = 377,491

Est. TCV/Total Floor Area = 239.37, Most recent sale 06/03/2019 for 267,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
161,500	161,500	161,500	144,420	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	27,200	0	3,899	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
188,700	188,700	188,700	148,319	148,319	148,319	

009-020-008-00	2026 Est. T.C.V.	PEARSON DEBRA L
Property Class: 102		10919 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 20 T22N R8W W 1/2 OF NW 1/4. EXC BEG S89°20'58"E 457.28 FT FROM NW COR OF W/2 OF NW/4, TH S89°20'58"E 268.40 FT, S03°57'28"W 384.68 FT, S89°53'09"W 268.26 FT, N03°54'09"E 388.25 FT TO POB. 77.62 Ac. M/L
Split on 06/24/2009 to 009-020-008-90;

Split/Comb. on 06/24/2009 completed 06/24/2009 RAY ;
Parent Parcel(s): 009-020-008-00;
Child Parcel(s): 009-020-008-90;

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU SURPLUS	2600/	35.00 Acres	2600	100				91,000
AGRICULTRU 30 - 65 ACRES		42.62 Acres	3800	100				161,956
		77.62 Total Acres					Total Est. Land Value =	252,956

2026 Est. T.C.V. 009-020-008-00 = 252,956

Est. TCV/Total Floor Area = 160.40, Most recent sale 04/09/2009 for 212,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
108,400	108,400	108,400	108,400	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	18,100	0	2,926	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
126,500	126,500	126,500	111,326	111,326	111,326	

009-020-008-90 2026 Est. T.C.V. PEARSON JOHN L & MARIA J TRUST
 Property Class: 401 10919 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 20 T22N R8W BEG S89°20'58"E 457.28 FT FROM NW COR OF W/2 OF NW/4, TH
 S89°20'58"E 268.40 FT, S03°57'28"W 384.68 FT, S89°53'09"W 268.26 FT, N03°54'09"E
 388.25 FT TO POB. 2.38 Ac.
 Split on 06/24/2009 from 009-020-008-00;

Split/Comb. on 06/24/2009 completed 06/24/2009 RAY ;
 Parent Parcel(s): 009-020-008-00;
 Child Parcel(s): 009-020-008-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	216.00	400.00	0.9809	1.0000	110	100		23,307
216 Actual Front Feet, 1.98 Total Acres Total Est. Land Value =								23,307

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Picket, 30-40	15.10	90	0	0
D/W/P: 4in Ren. Conc.	8.17	336	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C -5 Blt 1999

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 896 SF Floor Area = 2240 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	896		
1 Story	Siding	Overhang	896		
			Total:	251,030	213,404

Other Additions/Adjustments

Exterior

Stone Veneer	120	4,390	3,731

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 50 Feet	1	3,344	2,842

Porches

CGEP (1 Story)	96	7,865	6,685
CCP (1 Story)	40	1,327	1,128
WCP (1 Story)	64	3,898	3,313
WPP	144	3,979	3,382

Garages

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

Base Cost	896	32,740	27,829
Common Wall: 2 Wall	1	-5,177	-4,400
Door Opener	2	1,054	896

Class: C Exterior: Pole (Unfinished)

Base Cost	1200	28,380	24,123

Built-Ins

Parcel Number: 009-020-008-90

Page: 2

Appliance Allow.	1	2,713	2,306
Fireplaces			
Interior 1 Story	1	5,235	4,450
Totals:		351,367	298,690

Notes: 2016 ADDITION 4 UPSTAIRS BEDROOMS

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 367,389

Ag. Bld 1 0, 4 Wall Barn, General Purpose Class:D,Frame Quality:Low Cost
Height: 14 ft

Description	Rate	Size	Cost New
Base Cost	18.81	936	17,606
Default Walls	11.79	936	11,035

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/50/100/17.5 Depr. Cost = 5,012
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 4,661

Total Estimated True Cash Value of Agricultural Buildings = 4,661

2026 Est. T.C.V. 009-020-008-90 = 396,307

Est. TCV/Total Floor Area = 176.92, Most recent sale 06/15/2009 for 80,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
170,700	170,700	170,700	77,049	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	27,500	0	2,080	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
198,200	198,200	198,200	79,129	79,129	79,129	

009-020-010-00	2026 Est. T.C.V.	STATE OF MICHIGAN
Property Class: 402		X SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 20 T22N R8W NW 1/4 OF SW 1/4. 40 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3800	40.00	Acres	3800	100			152,000
		40.00	Total Acres				Total Est. Land Value =	152,000

2026 Est. T.C.V. 009-020-010-00

= 0

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-020-011-00	2026 Est. T.C.V.	ROGERS ROBERT F
Property Class: 402		
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 20 T22N R8W SW 1/4 OF SW 1/4. 40 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia INFERIOR@	\$1400	40.00	Acres	1400	100			56,000
		40.00	Total Acres				Total Est. Land Value =	56,000

2026 Est. T.C.V. 009-020-011-00 = 56,000

Est. TCV/Total Floor Area = 25.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
28,000	28,000	28,000	12,716	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	343	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,000	28,000	28,000	13,059	13,059	0	

009-020-012-00	2026 Est. T.C.V.	RODARTE MARY L TRUST
Property Class: 401		3856 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 20 T22N R8W (4*2000) THAT PT OF TH E 1/2 OF TH SE 1/4 OF SEC 20 LYING N OF TH CLAM RIVER, EXC BEG AT A PT 70 RDS; S OF TH NE COR OF SAID PAR, TH 30 RDS; W TH S AND PAR TO E SEC LINE TO TH CLAM RIVER TH E'LY DOWN TH THREAD LINE OF CLAM RIVER TO E SEC LINE, TH N ALONG SEC LINE TO BEG & EXC N 258 FT OF E 624 FT THOF. 46.4241A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

		* Factors *		1320 X 1531.992 IRR		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
I 200' @ 250/	200.00	400.00	1.0000	1.0000	250 100	50,000
Residentia 30 - 65	\$3800	44.59 Acres	3800	100		169,434
200 Actual Front Feet, 46.42 Total Acres Total Est. Land Value =						219,434

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	1242	50	4,018
D/W/P: 3.5 Concrete	6.16	256	50	788
Wood Frame	28.69	80	50	1,147
Total Estimated Land Improvements True Cash Value =				5,953

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1970

(11) Heating System: Electric Baseboard
 Ground Area = 1707 SF Floor Area = 1707 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,707		
			Total:	233,170	151,578

Other Additions/Adjustments

Exterior			
Stone Veneer	200	7,316	4,755

Plumbing			
Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Water/Sewer			
1000 Gal Septic	1	4,689	3,048
Water Well, 100 Feet	1	5,734	3,727

Porches			
CCP (1 Story)	85	2,563	1,666

Deck			
Treated Wood	168	3,558	2,313
Treated Wood	823	10,485	6,815

Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	780	29,500	19,175
Door Opener	2	1,054	685

Built-Ins			
Appliance Allow.	1	2,713	1,763

Fireplaces			
Exterior 1 Story	1	6,387	4,152

Carports			
Comp.Shingle	180	2,893	1,880
Comp.Shingle	2016	32,397	21,058

Parcel Number: 009-020-012-00

Page: 2

Totals: 346,877 225,486

Notes: 90% OF HOME REBUILT 2007

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 277,348

Cost Est. for Res. Bldg: 2 Single Family 1S Cls CD Blt 2024

(11) Heating System: Forced Heat & Cool
 Ground Area = 2560 SF Floor Area = 2560 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	2,560		
			Total:	280,948	278,139

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	1,173
3 Fixture Bath	1	3,721	3,684

Water/Sewer

2000 Gal Septic	1	8,792	8,704
Water Well, 200 Feet	1	9,927	9,828

Garages

Class: CD Exterior: Pole (Unfinished)

Door Opener	2	935	926
Base Cost	1600	33,904	33,565

Built-Ins

Appliance Allow.	1	1,897	1,878

Deck

w/Roof (Roof portion)	2016	27,075	26,804

Totals: 368,384 364,701

Notes: POLE BUILDING HOME

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 448,582

2026 Est. T.C.V. 009-020-012-00 = 951,317

Est. TCV/Total Floor Area = 222.95, Most recent sale 02/01/2016 for 320,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
418,400	418,400	418,400	332,298	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	57,300	0	0	8,972	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
475,700	475,700	475,700	341,270	341,270	0	

009-020-012-80	2026 Est. T.C.V.	FENT ANDREW & SAMANTHA
Property Class: 402		X S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2014-02917 THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE TOWNSHIP OF LAKE, COUNTY OF MISSAUKEE AND STATE OF MICHIGAN, TO-WIT: A PARCEL LOCATED IN PART OF THE NORTHEAST 1/4. OF THE SOUTHEAST 1/4. OF SECTION 20, T22N, R8W, LAKE TOWNSHIP MLSSAUKEE COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING 416 FEET WEST OF THE EAST 1/4. CORNER, THENCE WEST 208 FEET; THENCE SOUTH 258 FEET; THENCE EAST 624 FEET; THENCE NORTH 50 FEET; THENCE WEST 416 FEET; THENCE NORTH 208 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS ALONG THE NORTH 20 FEET.

ABV AS: SEC 20 T22N R8W (0*2002) BEG 416 FT W OF E 1/4 COR TH W 208 FT, S 258 FT E 624 FT, N 50 FT, W 416 FT, N 208 FT TO POB. 1.7095A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	208.00	358.11	0.9902	0.9727	110	100		22,039
208 Actual Front Feet, 1.71 Total Acres							Total Est. Land Value =	22,039

2026 Est. T.C.V. 009-020-012-80	=	22,039
Est. TCV/Total Floor Area = 5.16, Most recent sale 08/22/2014 for 7,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
9,000 9,000 9,000 4,695 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 2,000 0 0 126 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
11,000 11,000 11,000 4,821 4,821 4,821		

009-020-012-85	2026 Est. T.C.V.	FENT ANDREW D & SAMANTHA A
Property Class: 401		3530 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 20 T22N R8W (0*2000) BEG 208 FT W OF E 1/4 COR TH S 208 FT, W 208 FT, N 208 FT, E 208 FT TO POB. .9932A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	208.00	208.00	0.9902	0.8492	110	100		19,240
208 Actual Front Feet, 0.99 Total Acres								19,240
Total Est. Land Value =								19,240

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	348	50	1,275
D/W/P: 3.5 Concrete	6.16	144	50	443
Wood Frame	21.91	200	50	2,191
Metal Prefab	12.15	550	25	1,671
Total Estimated Land Improvements True Cash Value =				5,580

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1344 SF Floor Area = 1344 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,344		
			Total:	182,117	136,588

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	889
3 Fixture Bath	1	3,721	2,791

Water/Sewer

1000 Gal Septic	1	4,386	3,289
Water Well, 100 Feet	1	5,415	4,061

Porches

WCP (1 Story)	120	5,254	3,940

Deck

Treated Wood	120	2,776	2,082

Garages

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

Base Cost	576	21,439	16,079
Common Wall: 1 Wall	1	-2,421	-1,816

Built-Ins

Appliance Allow.	1	1,897	1,423

Fireplaces

Direct-Vented Gas	1	2,107	1,580

Totals: 227,876 170,906

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 210,214

2026 Est. T.C.V. 009-020-012-85 = 235,034

Est. TCV/Total Floor Area = 174.88, Most recent sale 06/20/2014 for 109,999

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
100,100	100,100	100,100	69,688	2.70

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-020-012-85

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0	17,400	0	0	1,881	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
117,500	117,500	117,500	71,569	71,569	71,569

009-020-012-90	2026 Est. T.C.V.	DTE GAS COMPANY
Property Class: 302		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 20 T22N R8W N 208 FT OF E 208 FT OF E 1/2 OF SE 1/4..9932A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	208.00	208.00	0.9902	0.8492	110	100		19,240
208 Actual Front Feet,	0.99	Total Acres			Total Est.	Land Value =		19,240

2026 Est. T.C.V. 009-020-012-90 = 19,240

Est. TCV/Total Floor Area = 14.32

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
7,900	7,900	7,900	2,819	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,700	0	76	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,600	9,600	9,600	2,895	2,895	0	

009-020-013-00	2026 Est. T.C.V.	BAKER KYLE J
Property Class: 401		3732 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 20 T22N R8W BEG AT SE COR OF TH NE 1/4 OF TH SE 1/4 TH W 495 FT; TO A PT TH N 165 FT; TH E 495 FT; TH S 165 FT; TO PT OF BEG. 1.875 A. 0

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 - 2.99@	\$9000		1.88 Acres		9000	100		16,920
			1.88 Total Acres				Total Est. Land Value =	16,920

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	240	66	975
			Total Estimated Land Improvements True Cash Value =	975

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

(11) Heating System: Electric Baseboard

Ground Area = 1216 SF Floor Area = 1216 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	768		
1+ Story	Siding	Crawl Space	448		
			Total:	147,270	95,725

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 50 Feet	1	3,344	2,174

Porches

WCP (1 Story)	32	2,305	1,498
WCP (1 Story)	26	1,990	1,293
WCP (1 Story)	64	3,514	2,284

Deck

Treated Wood	352	5,650	3,672
w/Roof (Roof portion)	32	626	407
w/Roof (Roof portion)	120	1,922	1,249
w/Roof (Roof portion)	24	487	317

Garages

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

Base Cost	400	14,808	9,625
Common Wall: 1 Wall	1	-1,972	-1,282
Door Opener	2	935	608

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Wood Stove	2	4,214	2,739

Breezeways

Frame Wall	200	11,760	7,644

Totals: 204,321 132,807

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 163,353

Parcel Number: 009-020-013-00

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2026 Est. T.C.V. 009-020-013-00 = 181,248
 Est. TCV/Total Floor Area = 149.05, Most recent sale 09/18/2014 for 84,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
78,900	78,900	78,900	50,573	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	11,700	0	0	1,365	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
90,600	90,600	90,600	51,938	51,938	51,938

009-020-014-00	2026 Est. T.C.V.	UVALDE INC
Property Class: 402		3876 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 20 T22N R8W THAT PART OF TH E 30 RDS; OF TH SE 1/4 OF TH SE 1/4 OF SEC 20-22-8 LYING N OF TH CLAM RIVER EXC TH N 30 RDS; OF THE E 23 RDS OF SAID PAR. 4.6174 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	295.00	682.19	0.9074	1.1428	250	100		76,476
295 Actual Front Feet, 4.62 Total Acres							Total Est. Land Value =	76,476

2026 Est. T.C.V. 009-020-014-00 = 76,476

Est. TCV/Total Floor Area = 62.89, Most recent sale 10/01/2022 for 174,600

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
88,700	88,700	88,700	82,995	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	17,300	67,800	0	528	63,439	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,200	38,200	38,200	20,084	20,084	0	

Parcel Number: 009-020-015-00

Page: 2

0	19,700	0	0	1,108	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
121,900	121,900	121,900	42,179	42,179	42,179

```
009-020-016-00
Property Class: 401
Map #:
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2026 Est. T.C.V.

LAKE TOWNSHIP

TRINKLEIN PAUL A & SUSAN E
3800 S LACHANCE RD
LAKE CITY, MI 49651

. SEC 20 T22N R8W BEG AT NE COR OF SE 1/4 OF SE 1/4 SEC 20N 88 DEG 54' 20" W 330 FT S 21 DEG 07' E 464 FT N 54 DEG 59' E 185.44 FT N 01 DEG 00' E 333.25 FT TO BEG. 2.4604 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	185.00	579.23	1.0197	1.0970	250	100	CLAM RIVER	51,734
185 Actual Front Feet, 2.46 Total Acres					Total Est.		Land Value =	51,734

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	494	50	1,625
D/W/P: 4in Ren. Conc.	8.17	304	50	1,242
Wood Frame	32.26	80	50	1,290
Total Estimated Land Improvements True Cash Value =				4,157

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1960

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1232 SF Floor Area = 1232 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78

Building Areas

Stories	Exterior	Foundation	Size	Cost	New	Depr.	Cost
1 Story	Siding	Basement	1,232				
			Total:	210,488		164,182	

Other Additions/Adjustments

Recreation Room	675	12,805	9,988

Exterior			
Stone Veneer	360	13,169	10,272

Basement, Outside Entrance, Below Grade	1	2,727	2,127

Plumbing

Average Fixture(s)	1	1,422	1,109
3 Fixture Bath	1	4,478	3,493
2 Fixture Bath	1	2,996	2,337

Water/Sewer

1000 Gal Septic	1	4,689	3,657
Water Well, 50 Feet	1	3,344	2,608

Porches

WPP	360	6,422	5,009
WPP	344	6,140	4,789

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	792	23,982	18,706
Storage Over Garage	400	4,716	3,678
Door Opener	2	935	729

Built-Ins

Appliance Allow.	1	2,713	2,116

Totals:	301,026	234,800

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 288,804

Cost Est. for Res. Bldg: 2	Single Family	1S	Cls	C	Blt	0

Parcel Number: 009-020-016-00

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(11) Heating System: Wall/Floor Furnace
 Ground Area = 360 SF Floor Area = 360 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	360		
			Total:	51,347	38,510

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,422	1,066

Built-Ins					
Appliance Allow.			1	2,713	2,035

Totals:				55,482	41,611

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	51,182

2026 Est. T.C.V. 009-020-016-00	=	395,877

Est. TCV/Total Floor Area = 248.67, Most recent sale 05/15/2010 for 150,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
168,200	168,200	168,200	98,872	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	29,700	0	2,669	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
197,900	197,900	197,900	101,541	101,541	101,541	

009-020-017-00	2026 Est. T.C.V.	GREBE ROBERT & TANYA
Property Class: 401		3820 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 20 T22N R8W THAT PART OF NW 1/4 OF SE 1/4 & SW 1/4 OF SE 1/4 LYING N OF CLAM RIVER. 49.662A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	200.00	400.00	1.0000	1.0000	250	100		50,000
Residentia 66 - 120	\$3800	47.82 Acres			3800	100		181,727
200 Actual Front Feet, 49.66 Total Acres							Total Est. Land Value =	231,727

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	4583	0	0
D/W/P: Asphalt Paving	3.10	1248	0	0
D/W/P: 4in Concrete	6.96	174	94	1,138
Wood Frame	23.34	324	50	3,781

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	1	95	9,500
Total Estimated Land Improvements True Cash Value =				14,419

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1970

(11) Heating System: Electric Baseboard, Wood Furnace Add-On

Ground Area = 1184 SF Floor Area = 1184 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	800		
1 Story	Siding	Crawl Space	384		
		Total:		190,873	152,685

Other Additions/Adjustments

Basement Living Area	805	28,312	22,650
Exterior			
Stone Veneer	784	28,679	22,943
Basement, Outside Entrance, Below Grade	2	5,454	4,363
Plumbing			
Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582
Water/Sewer			
1000 Gal Septic	1	4,689	3,751
Water Well, 100 Feet	1	5,734	4,587
Porches			
CGEP (1 Story)	112	8,792	7,034
WCP (1 Story)	78	4,422	3,538
WCP (1 Story)	78	4,422	3,538
Garages			
Class: C Exterior: Brick Foundation: 42 Inch (Finished)			
Common Wall: 1 Wall	1	-3,481	-2,785
Door Opener	2	1,054	843
Base Cost	1152	56,529	45,223
Class: C Exterior: Pole (Unfinished)			
Base Cost	2900	68,585	54,868
Built-Ins			
Appliance Allow.	1	2,713	2,170

Parcel Number: 009-020-017-00

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Fireplaces

Interior 1 Story	1	5,235	4,188
Wood Stove	1	2,503	2,002

Deck

w/Roof (Roof portion)	360	5,429	4,343

Local Cost Items

GENERATOR	1	1	1	*95% Good

Totals: 425,845 340,662

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 419,014

2026 Est. T.C.V. 009-020-017-00 = 665,160

Est. TCV/Total Floor Area = 561.79, Most recent sale 05/24/2023 for 570,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
298,000	298,000	298,000	258,368	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	34,600	0	0	6,975	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
332,600	332,600	332,600	265,343	265,343	265,343	

009-020-018-00	2026 Est. T.C.V.	HOLBROOK JANET K TRUST
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 20 T22N R8W COMM AT SE COR OF SEC TH S 89 DEG 29' 32" W 2236.22 FT TO POB
 TH N 09 DEG 53' 35" W 516.03 FT TH N 46 DEG 10' 25" W 470.74 FT TH S 01 DEG 31'
 25" E 838.23FT TH N 89 DEG 29' 32" E 406.00 FT TO POB. 5.56 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	470.00	515.31	0.8077	1.0654	110	100		44,486
470 Actual Front Feet, 5.56 Total Acres							Total Est. Land Value =	44,486

2026 Est. T.C.V. 009-020-018-00	=	44,486
Est. TCV/Total Floor Area = 37.57		

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
18,200	18,200	18,200	5,115	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,000	0	0	138	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
22,200	22,200	22,200	5,253	5,253	0	

009-020-019-00	2026 Est. T.C.V.	HOLBROOK JANET K TRUST
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 20 T22N R8W COMM AT SE COR OF SEC TH S 89 DEG 29' 32" W ALONG S SEC LINE
 1767.31 FT TO POB TH N 17 DEG 58' 21" W 750.08 FT TH S 38 DEG 34' 09" W 283.99
 FT TH N 85 DEG 13' 44" W 149.72 FT TH S 09 DEG 53' 35" E 516.03 FT TH N 89 DEG
 29' 32" E 468.91 FT TO POB. 5.56 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors * 468.910 X 516.503

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	100.00	400.00	1.1892	1.0000	250	100		29,730
Residentia INFERIOR@\$1400		4.64 Acres	1400	100				6,499
100 Actual Front Feet, 5.56 Total Acres					Total Est. Land Value =			36,229

2026 Est. T.C.V. 009-020-019-00 = 36,229

Est. TCV/Total Floor Area = 30.60

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
15,100	15,100	15,100	5,527	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,000	0	0	149	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,100	18,100	18,100	5,676	5,676	0	

009-020-020-00	2026 Est. T.C.V.	HOLBROOK JANET K TRUST
Property Class: 401		3880 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 20 T22N R8W COMM AT SE COR OF SEC TH S 89 DEG 29' 32" W ALONG S SEC LINE
 1539.11 FT TO POB TH N 07 DEG 23' 40" W 877.22 FT TH S 65 DEG 26' 19" W 381.24
 FT TH S 17 DEG 58' 21" E 750.08 FT TH N 89 DEG 29' 32" E 228.20 FT TO POB. 5.56
 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	200.00	635.28	0.8511	1.1226	250	100		47,770
A 200' @ 110/FF	181.24	635.28	0.8511	1.1226	110	100		19,047
381 Actual Front Feet, 5.56 Total Acres					Total Est.		Land Value =	66,817

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 1982

(11) Heating System: Wall/Floor Furnace
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Deck					
	w/Roof (Roof portion)		288	3,603	2,702
Unit-in-Place Cost Items					
	TRAVEL TRAILER		3000	3,030	2,878 *95% Good
Totals:				6,633	5,580

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 6,863

Cost Est. for Res. Bldg: 2 Single Family 1S Cls D-10 Blt 0

(11) Heating System: No Heating/Cooling
 Ground Area = 520 SF Floor Area = 520 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	520		
Total:				46,531	25,590
Other Additions/Adjustments					
Water/Sewer					
	1000 Gal Septic		1	4,109	2,260
	Water Well, 100 Feet		1	5,150	2,832
Totals:				55,790	30,682

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 37,739
 60% Completed => Est. True Cash Value 2026 = 22,643

2026 Est. T.C.V. 009-020-020-00 = 96,323

Est. TCV/Total Floor Area = 185.24

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
41,400	41,400	41,400	9,974	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	6,800	0	0	269	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,200	48,200	48,200	10,243	10,243	0	

009-020-021-00	2026 Est. T.C.V.	SCHOLTEN PHIL LIVING TRUST &
Property Class: 401		3840 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 20 T22N R8W COMM AT SE COR OF SEC TH S 89 DEG 29' 32" W ALONG S SEC LINE
 1321.22 FT TO S 1/16 POST IN SE 1/4 OF SAID SEC AS POB TH N 01 DEG 15' 24" W
 944.14 FT TH S 76 DEG 14' 51" W 319.34 FT TH S 07 DEG 23' 40" E 877.22 FT TH N
 89 DEG 29' 32" E 218.00 FT TO POB. 5.56 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	319.00	400.00	0.8898	1.0000	250	100		70,964
Residentia INFERIOR@\$1400		2.63 Acres			1400	100		3,683
319 Actual Front Feet, 5.56 Total Acres					Total Est.		Land Value =	74,647

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	21.63	1200	50	12,978
D/W/P: 4in Ren. Conc.	10.25	1400	50	7,175
Wood Frame	35.79	120	50	2,147

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
OUTDOOR FURNACE	2,500.00	1	95	2,375
LAND IMPROVE 10000	10,000.00	1	95	9,500

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/VINF/TWORH3648A	19.18	140	50	1,342
Total Estimated Land Improvements				35,517

Cost Est. for Res. Bldg: 1 Single Family 1S Cls BC Blt 1997

(11) Heating System: Forced Heat & Cool

Ground Area = 2674 SF Floor Area = 2674 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,674		
			Total:	491,797	393,438

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	3,813	3,050

Plumbing

Average Fixture(s)	1	2,094	1,675
3 Fixture Bath	2	13,171	10,537

Water/Sewer

1000 Gal Septic	1	5,433	4,346
Water Well, 100 Feet	1	6,387	5,110

Porches

CCP (1 Story)	78	3,041	2,433
CCP (1 Story)	54	2,159	1,727

Garages

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

Storage Over Garage	600	10,392	8,314
Common Wall: 1.5 Wall	1	-4,507	-3,606
Door Opener	2	1,317	1,054
Base Cost	1144	61,364	49,091

Class: BC Exterior: Pole (Unfinished)

Door Opener	2	1,317	1,054
Base Cost	2304	71,931	57,545

Built-Ins

Appliance Allow.	1	3,899	3,119

Parcel Number: 009-020-021-00

Page: 2

Fireplaces

Interior 1 Story	1	6,783	5,426

Deck

w/Roof (Roof portion)	324	6,742	5,394

Totals:	687,133	549,707

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 676,140

2026 Est. T.C.V. 009-020-021-00 = 786,304

Est. TCV/Total Floor Area = 294.06, Most recent sale 07/26/2006 for 289,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
336,800	336,800	336,800	193,153	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	56,400	0	5,215	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
393,200	393,200	393,200	198,368	198,368	198,368

009-020-022-00	2026 Est. T.C.V.	LEONARD RONALD D & MARY A
Property Class: 401		3890 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 20 T22N R8W BEG 20 RDS; N OF SE COR OF SE 1/4 TH W AND PAR WITH S SEC LINE TO TH CLAM RIVER, TH NE'LY ALONG RIVER TO E SEC LINE, TH S ALONG SEC LINE TO BEG EXC S 100 FT THEREOF. 1.32 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	200.00	98.23	0.7647	0.7040	250	100		26,914
A 200' @ 110/FF	385.00	98.23	0.7647	0.7040	110	100		22,796
585 Actual Front Feet, 1.32 Total Acres								Total Est. Land Value = 49,711

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1975

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 936 SF Floor Area = 1170 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	936		
			Total:	150,920	98,097

Other Additions/Adjustments

Recreation Room	468	8,508	4,254
Basement, Outside Entrance, Below Grade	1	2,293	1,490

Plumbing

Average Fixture(s)	1	1,185	770
2 Fixture Bath	1	2,502	1,626

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 100 Feet	1	5,415	3,520

Deck

Treated Wood	260	4,636	3,013
Treated Wood	200	3,888	2,527

Balcony

Wood Balcony	40	1,596	1,037

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 576 19,077 12,400

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Interior 1 Story	1	4,610	2,996
Wood Stove	1	2,107	1,370

Totals: 213,020 137,184

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 168,736

2026 Est. T.C.V. 009-020-022-00 = 218,447

Est. TCV/Total Floor Area = 186.71, Most recent sale 01/01/2018 for 136,311

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
92,400	92,400	92,400	81,164	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	16,800	0	2,191	0

Parcel Number: 009-020-022-00Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
109,200	109,200	109,200	83,355	83,355	83,355

009-020-023-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

ROBERTSON ROBIN K
3914 S LACHANCE RD
LAKE CITY, MI 49651

SEC 20 T22N R8W S 100 FT OF FOLLOWING: BEG 20 RDS N OF SE COR E 1/2 OF SE 1/4 TH
W & PAR TO S SEC LINE TO THRD LINE CLAM RIVER TH NE'LY ALG THRD LINE TO E BDRY
OF SEC TH S TO POB. .45 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	100.00	215.00	1.1892	0.8562	250	100		25,456
100 Actual Front Feet, 0.49 Total Acres							Total Est. Land Value =	25,456

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	600	71	2,803
Wood Frame	26.96	144	50	1,941
Total Estimated Land Improvements				4,744

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1973

(11) Heating System: Electric Baseboard

Ground Area = 896 SF Floor Area = 1344 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	896		
			Total:	181,590	108,954

Other Additions/Adjustments

Recreation Room	630	11,951	5,975
Exterior			
Brick Veneer	344	5,697	3,418
Basement, Outside Entrance, Below Grade	1	2,727	1,636
Plumbing			
Average Fixture(s)	1	1,422	853
2 Fixture Bath	1	2,996	1,798
Water/Sewer			
1000 Gal Septic	1	4,689	2,813
Water Well, 100 Feet	1	5,734	3,440
Deck			
Treated Wood	384	6,121	3,673
Treated Wood	24	1,075	645
Built-Ins			
Appliance Allow.	1	2,713	1,628
Fireplaces			
Interior 1 Story	1	5,235	3,141
Carports			
Fiberglass	300	4,170	2,502
Totals:		236,120	140,476

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 172,785

2026 Est. T.C.V. 009-020-023-00	=	202,985
Est. TCV/Total Floor Area = 151.03		
2025 Assessed MBOR S.E.V. Base for Cap IRM		

Parcel Number: 009-020-023-00

Page: 2

	86,200	86,200	86,200	49,289	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	15,300	0	0	1,330	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	101,500	101,500	101,500	50,619	50,619	50,619

009-020-024-00	2026 Est. T.C.V.	WESTDORP TIM
Property Class: 401		3934 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 20 T22N R8W E 1/2 OF SE 1/4 LYING S OF CLAM RIVER EXC BEG 20 RDS N OF SE COR THEREOF TH W PAR WITH S SEC LINE TO CLAM RIVER TH NE'LY ALONG CLAM RIVER TO E SEC LINE TH S ALONG SEC LINE TO POB ALSO EXC COMM AT A PT ON S SEC LINE 619.44 FT W OF SE COR THEREOF TH W 700.56 FT TH N TO CLAM RIVER TH SE'LY ALONG SD RIVER 975.61 FT TH S 498.34 FT TO POB & EXC BEG AT SE COR TH N 89 DEG 32'25" W 382.29 FT N 01 DEG 36'45" W 275 FT TO THREAD OF CLAM RIVER TH N'LY & E'LY ALONG THREAD OF RIVER TO A POINT WHICH IS N 89 DEG 32'25" W 215 FT & N 330 FT FROM POB TH S 89 DEG 32' 25" E 215 FT, TH S 330 FT TO POB. 2.25A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	248.00	395.20	0.9476	0.9970	250	100		58,577
248 Actual Front Feet, 2.25 Total Acres								Total Est. Land Value = 58,577

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 2004

(11) Heating System: Forced Heat & Cool
 Ground Area = 952 SF Floor Area = 1190 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	952		
			Total:	195,523	166,184

Other Additions/Adjustments

Recreation Room	476	9,030	7,675
Basement, Outside Entrance, Below Grade	1	2,727	2,318

Plumbing

Average Fixture(s)	1	1,422	1,209

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

WCP (1 Story)	204	8,590	7,301

Deck

Treated Wood	272	4,888	4,155

Built-Ins

Appliance Allow.	1	2,713	2,306

Fireplaces

Direct-Vented Gas	1	2,963	2,519

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	1200	22,464	19,094
No Concrete Floor	1200	-6,552	-5,569

Totals:	254,191	216,052

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 265,744

2026 Est. T.C.V. 009-020-024-00 = 326,696
 Est. TCV/Total Floor Area = 274.53, Most recent sale 08/01/2002 for 57,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
137,700	137,700	137,700	88,871	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	25,600	0	0	2,399	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
163,300	163,300	163,300	91,270	91,270	0	

009-020-024-25	2026 Est. T.C.V.	BONVENTRE JOSEPH M & JOYCE A
Property Class: 401		3954 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 20 T22N R8W BEG AT SE COR TH N 89 DEG 32'25" W 382.29 FT N 01 DEG 36'45" W 275 FT TO THREAD OF CLAM RIVER TH N'LY & E'LY ALONG THREAD OF RIVER TO A PT WHICH IS N89 DEG 32'25" W 215 FT & N 330 FT FROM POB TH S 89 DEG 32'25" E 215 FT TH S 330 FT TO POB. 2.6A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	200.00	296.26	0.8505	0.9277	250	100		39,449
A 200' @ 110/FF	182.29	296.26	0.8505	0.9277	110	100		15,820
382 Actual Front Feet, 2.60 Total Acres							Total Est. Land Value =	55,269

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	1204	50	3,895
D/W/P: 4in Concrete	6.47	166	50	537
Wood Frame	20.05	560	50	5,614
Total Estimated Land Improvements				10,046

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1956

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 1920 SF Floor Area = 1920 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,416		
1 Story	Siding	Slab	504		
		Total:		259,782	168,858

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 100 Feet	1	5,734	3,727

Deck

Treated Wood	616	8,341	5,422

Garages

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

Base Cost	504	21,864	14,212
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	1	527	343

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Totals: 312,196 202,928

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 249,601

2026 Est. T.C.V. 009-020-024-25 = 314,916

Est. TCV/Total Floor Area = 164.02

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
134,400	134,400	134,400	54,773	2.70

Parcel Number: 009-020-024-25

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	23,100	0	0	1,478	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	157,500	157,500	157,500	56,251	56,251	0

009-020-024-50	2026 Est. T.C.V.	SCHOLTEN PHIL LIVING TRUST &
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 20 T22N R8W BEG 1071.38 FT W OF SE COR OF SE 1/4 TH W 248.62 FT TH N TO
CLAM RIVER TH SE'LY ALONG SD RIVER 264 FT TH S 923.39 FT TO POB. 5.2703 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	248.00	400.00	0.9476	1.0000	250	100		58,754
Residentia INFERIOR@\$1400			2.99 Acres		1400	100		4,190
248 Actual Front Feet, 5.27 Total Acres							Total Est. Land Value =	62,944

2026 Est. T.C.V. 009-020-024-50	=	62,944
Est. TCV/Total Floor Area = 32.78, Most recent sale 09/19/2006 for 26,500		
2025 Assessed	MBOR	S.E.V.
25,600	25,600	25,600
		18,041
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	5,900	0
		487
2026 Assessed	MBOR	S.E.V.
31,500	31,500	31,500
		18,528
		18,528
		18,528

009-020-025-00	2026 Est. T.C.V.	RIMATZKI DONALD & JANE
Property Class: 401		3926 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 20 T22N R8W A PART OF E 1/2 OF SE 1/4 DESC AS COMM AT A PT ON THE S LINE OF SAID SEC 619.44 FT W OF SE COR THEREOF TH W 451.94 FT TH N 923.39 FT TH S 62 DEG 44'50" E 135.97 FT TH S 78 DEG 26'10" E 77.07 FT TH S 47 DEG 06' 30" E 135.40 FT TH S 03 DEG 35' 10" E 213.42 FT TH S 68 DEG 18' 10" E 76.31 FT TH S 79 DEG 02' 50" E 73.44 FT TH S 498.35 FTT0 POB EXC W'LY 100 FT THOF EXC W'LY 250 FT THOF. 3.8704 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	200.00	361.75	0.8094	0.9752	250	100		39,466
A 200' @ 110/FF	266.00	361.75	0.8094	0.9752	110	100		23,095
466 Actual Front Feet, 3.87 Total Acres								Total Est. Land Value = 62,561

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.19	240	71	3,270
Total Estimated Land Improvements True Cash Value =				3,270

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

(11) Heating System: Space Heater

Ground Area = 860 SF Floor Area = 860 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	860		
Total:				97,952	58,771

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Water/Sewer

1000 Gal Septic	1	4,109	2,465
Water Well, 50 Feet	1	3,344	2,006

Deck

Treated Wood	168	3,404	2,042
Treated Wood	224	4,115	2,469

Garages

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

Base Cost	440	13,600	8,160

Built-Ins

Appliance Allow.	1	1,607	964

Totals:	129,119	77,470

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 95,289

2026 Est. T.C.V. 009-020-025-00 = 161,120

Est. TCV/Total Floor Area = 187.35, Most recent sale 10/01/2002 for 60,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
67,600	67,600	67,600	38,469	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,000	0	0	1,038	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
80,600	80,600	80,600	39,507	39,507	0

009-020-025-80
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

SCHOLTEN PHILIP J TRUST &
3920 S LACHANCE RD
LAKE CITY, MI 49651

THE WEST 250 FEET OF THE FOLLOWING DESCRIBED PREMISES: A PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT A POINT ON THE SOUTH LINE OF SECTION 20, 619.44 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 20 AS THE POINT OF BEGINNING; THENCE WEST ALONG THE SOUTH SECTION LINE OF SAID SECTION 20, 451.94 FEET; THENCE NORTH 923.39 FEET; THENCE SOUTH 62°44'50" EAST, 135.97 FEET; THENCE SOUTH 78°26'10" EAST, 77.07 FEET; THENCE SOUTH 47°06'30" EAST, 135.40 FEET; THENCE SOUTH 03°35'10" EAST, 213.42 FEET; THENCE SOUTH 68°18'10" EAST, 76.31 FEET; THENCE SOUTH 79°02'50" EAST, 73.44 FEET; THENCE SOUTH 498.35 FEET TO THE POINT OF BEGINNING, EXCEPT THE EAST 100 FEET OF THE WEST 250 FEET OF THE FOLLOWING DESCRIBED PREMISES: A PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, T22N, R8W, DESCRIBED AS COMMENCING AT A POINT ON THE SOUTH LINE OF SECTION 20, 619.44 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 20 AS POINT OF BEGINNING; THENCE WEST ALONG THE SOUTH SECTION LINE OF SAID SECTION 20, 451.94 FEET; THENCE NORTH 923.39 FEET; THENCE SOUTH 62°44'50" EAST, 135.97 FEET; THENCE SOUTH 78°26'10" EAST, 77.07 FEET; THENCE SOUTH 47°06'30" EAST, 135.40 FEET; THENCE SOUTH 03°35'10" EAST, 213.42 FEET; THENCE SOUTH 68°18'10" EAST, 76.31 FEET; THENCE SOUTH 79°02'50" EAST, 73.44 FEET; THENCE SOUTH 498.35 FEET TO THE POINT OF BEGINNING.

57-009-020-025-80

FORMELY ABBREVIATED AS:

SEC 20 T22N R8W (4*2004)

W'LY 250 FT OF BEG 619.44 FT W OF SE COR SEC 20, TH W 451.94 FT, TH N 923.39 FT, TH S 62 DEG 44'50" E 135.97 FT, TH S 78 DEG 26'10" E 77.07 FT, TH S 47 DEG 06'30" E 135.4 FT, TH S 03 DEG 35'10" E 213.42 FT, TH S 68 DEG 18'10" E 76.31 FT TH S 79 DEG 02'50" E 73.44 FT, TH S 498.35 FT TO POB.

EXC E 100 FT THEREOF. 3.05 A M/L

04 SPLIT 1.60 AC. TO 025-90 FOR 05

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	200.00	420.48	0.8920	1.0126	250	100		45,158
A 200' @ 110/FF	115.97	420.48	0.8920	1.0126	110	100		11,521
316 Actual Front Feet, 3.05 Total Acres Total Est. Land Value =								56,680

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	432	0	0
Wood Frame	32.26	80	94	2,426

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,376

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1983

(11) Heating System: Forced Hot Water

Ground Area = 981 SF Floor Area = 1374 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	672		
1.25 Story	Siding	Crawl Space	228		
1 Story	Siding	Crawl Space	81		
Total:				166,928	125,215

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Parcel Number: 009-020-025-80

Page: 2

Water/Sewer

1000 Gal Septic	1	4,689	3,517
Water Well, 100 Feet	1	5,734	4,300

Porches

WCP (1 Story)	32	2,480	1,860
WPP	333	5,947	4,460

Garages

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

Base Cost	576	21,479	16,109

Class: D Exterior: Pole (Unfinished)

Base Cost	384	9,300	6,975

Built-Ins

Appliance Allow.	1	2,713	2,035

Deck

w/Roof (Roof portion)	164	2,793	2,095

Totals: 227,963 170,990

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 210,318

2026 Est. T.C.V. 009-020-025-80 = 270,374

Est. TCV/Total Floor Area = 196.78, Most recent sale 07/28/2016 for 137,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
115,000	115,000	115,000	87,392	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	20,200	0	0	2,359	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
135,200	135,200	135,200	89,751	89,751	0	

009-020-025-90	2026 Est. T.C.V.	RIMATZKI, DONALD & JANE
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 20 T22N R8W (0*2004)
 THE E 100 FT OF W'LY 250 FT OF: BEG 619.44 FT W OF SE COR SEC 20, TH W 451.94
 FT, TH N 923.39 FT, TH S 62 DEG 44'50" E 135.97 FT, TH S 78 DEG 26'10" E 77.07
 FT, TH S 47 DEG 06'30" E 135.4 FT, TH S 03 DEG 35'10" E 213.42 FT, TH S 68 DEG
 18'10" E 76.31 FT, TH S 79 DEG 02'50" E 73.44 FT, TH S 498.35 FT TO POB.
 1.94 A M/L

04 SPLIT FROM 025-80 FOR 05 (EXEMPT..ADJ OWNER)

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	101.90	400.00	1.1836	1.0000	250	100		30,153
Residentia INFERIOR@\$1400		1.00 Acres			1400	100		1,406
102 Actual Front Feet, 1.94 Total Acres							Total Est. Land Value =	31,559

2026 Est. T.C.V. 009-020-025-90 = 31,559

Est. TCV/Total Floor Area = 22.97, Most recent sale 12/23/2004 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
12,800	12,800	12,800	8,922	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,000	0	240	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,800	15,800	15,800	9,162	9,162	0	

009-021-001-00	2026 Est. T.C.V.	RICHARDS DIANA L
Property Class: 401		9021 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 21 T22N R8W E 1/2 OF NE 1/4 EXC N 1450 FT OF E 990 FT THOF AND EXC N 880 FT OF W 330 FT THOF & EXC S'LY 331 FT THOF. 30.3449A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>400	\$3800	30.35	Acres	3800	100			115,330
		30.35	Total Acres				Total Est. Land Value =	115,330

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	17.88	960	50	8,582
Wood Frame	17.88	600	50	5,364
				Total Estimated Land Improvements True Cash Value = 13,946

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1996

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1352 SF Floor Area = 1352 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,352		
			Total:	119,305	89,477

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	741
3 Fixture Bath	1	3,128	2,346

Water/Sewer

1000 Gal Septic	1	4,109	3,082
Water Well, 100 Feet	1	5,150	3,862

Built-Ins

Appliance Allow.	1	1,607	1,205

Fireplaces

Wood Stove	1	1,745	1,309

Deck

w/Roof (Roof portion)	192	2,632	1,974
w/Roof (Roof portion)	216	2,894	2,170

Totals: 141,558 106,166

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 130,584

2026 Est. T.C.V. 009-021-001-00 = 259,860

Est. TCV/Total Floor Area = 192.20, Most recent sale 08/01/1996 for 20,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
125,400	125,400	125,400	59,217	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	4,500	0	0	1,598	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
129,900	129,900	129,900	60,815	60,815	60,815	

009-021-001-30	2026 Est. T.C.V.	RICHARDS DIANA L &
Property Class: 402		
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 21 T22N R8W S'LY 331 FT OF E 1/2 OF NE 1/4. 10.03A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>40@\$3800		10.03	Acres		3800	100		38,114
		10.03	Total Acres				Total Est. Land Value =	38,114

2026 Est. T.C.V. 009-021-001-30 = 38,114

Est. TCV/Total Floor Area = 28.19, Most recent sale 01/16/2009 for 4,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
18,600	18,600	18,600	11,366	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	306	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,100	19,100	19,100	11,672	11,672	0	

009-021-001-40	2026 Est. T.C.V.	HICKS LINCOLN M & HARRIS JENNA
Property Class: 401		9145 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W BEG N 89 DEG 49'12"W 660 FT FROM NE COR OF NE 1/4 TH N 89 DEG 49'12"W 150 FT, S 0 DEG 0'29"W 200 FT, S 89 DEG 49'12"E 150 FT, N 0 DEG 0'29"E 200 FT TO POB. .6887A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	150.00	200.00	1.0746	0.8409	110	100		14,909
150 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =	14,909

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.26	1600	0	0
Wood Frame	35.03	64	50	1,121

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements True Cash Value =				2,121

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1987

(11) Heating System: Forced Warm Air

Ground Area = 1108 SF Floor Area = 1108 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	700		
Addition	Siding	Crawl	168		
Addition	Siding	Crawl	240		
Total:				82,618	28,915

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	168	1,969	689

Plumbing

Average Fixture(s)	1	1,010	353
3 Fixture Bath	1	2,944	1,030

Water/Sewer

1000 Gal Septic	1	4,689	1,641
Water Well, 50 Feet	1	3,344	1,170

Garages

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

Base Cost	624	22,720	7,952

Built-Ins

Appliance Allow.	1	2,713	950

Totals: 122,007 42,700

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 40,138

2026 Est. T.C.V. 009-021-001-40 = 57,168

Est. TCV/Total Floor Area = 51.60, Most recent sale 06/09/2025 for 50,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
23,300	23,300	23,300	21,824	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	5,300	0	0	6,776	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,600	28,600	28,600	22,413	28,600	28,600	

009-021-001-50	2026 Est. T.C.V.	LEEUEW SHAWN P & AMANDA S
Property Class: 401		9041 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 21 T22N R8W (3*1997) BEG N 89 DEG 49'12"W 170 FT FROM NE COR OF NE 1/4 TH S
 0 DEG 0'29"W 220 FT, N 89DEG 49'12"W 160 FT, N 0 DEG 0'29"E 220 FT, S 89 DEG
 49'12"E 160 FT TO POB. .81A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	160.00	220.00	1.0574	0.8612	110	100		16,026
160 Actual Front Feet, 0.81 Total Acres							Total Est. Land Value =	16,026

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	20.63	80	50	825
Total Estimated Land Improvements				825

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1986

(11) Heating System: Wall Furnace

Ground Area = 924 SF Floor Area = 924 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	924		
			Total:	57,417	20,095

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	160	1,875	656

Plumbing

Average Fixture(s)	1	1,010	353
3 Fixture Bath	1	2,944	1,030

Water/Sewer

1000 Gal Septic	1	4,689	1,641
Water Well, 50 Feet	1	3,344	1,170

Built-Ins

Appliance Allow.	1	2,713	950

Totals: 73,992 25,895

Notes: HUD

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 24,341

2026 Est. T.C.V. 009-021-001-50 = 41,192

Est. TCV/Total Floor Area = 44.58, Most recent sale 03/01/2015 for 30,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
16,600	16,600	16,600	16,600	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,000	0	0	448	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,600	20,600	20,600	17,048	17,048	17,048

009-021-001-52	2026 Est. T.C.V.	STEINACKER SANDRA LOUISE
Property Class: 401		9039 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 21 T22N R8W (0*1999) BEG 1120 FT S OF NE COR OF NE 1/4 TH S 330 FT, W
330 FT, N 330 FT, E 330 FT TO POB. 2.5 A M/L

05 Split 4.32 Ac. to 001-55 for 06

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	330.00	0.8823	0.9530	110	100		30,525
330 Actual Front Feet, 2.50 Total Acres					Total Est.	Land Value =		30,525

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.87	960	50	13,857

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements			True Cash Value =	14,797

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 1999

(11) Heating System: Forced Warm Air
Ground Area = 1216 SF Floor Area = 1216 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1216		
			Total:	94,245	51,834

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	184	2,267	1,247

Plumbing

Average Fixture(s)	1	1,293	711
3 Fixture Bath	1	3,780	2,079

Water/Sewer

1000 Gal Septic	1	5,433	2,988
Water Well, 50 Feet	1	3,351	1,843

Garages

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

Base Cost	384	23,459	12,902
Door Opener	1	659	362
No Concrete Floor	384	-3,034	-1,669

Built-Ins

Appliance Allow.	1	3,899	2,144

Deck

w/Roof (Roof portion)	96	2,294	1,262

Carports

Comp.Shingle	384	7,484	4,116
Comp.Shingle	384	7,484	4,116

Totals:	152,614	83,935

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:	78,899

2026 Est. T.C.V. 009-021-001-52	=	124,221
Est. TCV/Total Floor Area = 102.16, Most recent sale 03/01/1999 for 20,000		

Parcel Number: 009-021-001-52

Page: 2

2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM	
	51,900		51,900	51,900	27,594	2.70	
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		10,200	0	0	745	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	62,100		62,100	62,100	28,339	28,339	28,339

009-021-001-55 2026 Est. T.C.V. STEINACKER TED L
 Property Class: 401 9045 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 21 T22N R8W (0*2005) BEG 550 FT S OF NE COR OF NE/4, TH S 570 FT, W 330
 FT, N 570 FT, E 330 FT TO POB. 4.3182 A M/L

05 split from 001-52 for 06

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	570.00	0.8823	1.0926	110	100		34,994
330 Actual Front Feet, 4.32 Total Acres Total Est. Land Value =								34,994

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value

LAND IMPROVE 1000	1,000.00	1	95	950

Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 2003

(11) Heating System: Wall Furnace

Ground Area = 952 SF Floor Area = 952 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	952		
			Total:	60,502	39,325

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	164	1,922	1,249

Plumbing

Average Fixture(s)	1	1,010	656

3 Fixture Bath	1	2,944	1,914

Water/Sewer

1000 Gal Septic	1	4,689	3,048

Water Well, 50 Feet	1	3,344	2,174

Deck

Treated Wood	120	2,840	1,846

Treated Wood	80	2,182	1,418

Built-Ins

Appliance Allow.	1	2,713	1,763

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	2688	63,571	41,321

Totals:	145,717	94,714

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 89,031

2026 Est. T.C.V. 009-021-001-55 = 124,975

Est. TCV/Total Floor Area = 131.28, Most recent sale 02/24/2005 for 4,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
51,400	51,400	51,400	36,445	2.70

2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,100	0	0	984	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
62,500	62,500	62,500	37,429	37,429	37,429

009-021-001-58	2026 Est. T.C.V.	TEWSLEY LARRY DAVID JR
Property Class: 401		9055 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 21 T22N R8W (0*1999) BEG 200 FT S OF NE COR OF NE 1/4 TH S 350 FT, W 330 FT, N 330 FT, E 160 FT, N 20 FT, E 170 FT TO POB. 2.5781A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 - 2.99@	\$9000		2.58 Acres		9000	100		23,220
2.58 Total Acres Total Est. Land Value =								23,220

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	32.26	80	50	1,290
Total Estimated Land Improvements True Cash Value =				1,290

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1986

(11) Heating System: Forced Warm Air
 Ground Area = 1120 SF Floor Area = 1120 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	1120		
			Total:	69,640	24,373

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	188	2,203	771

Plumbing

Average Fixture(s)	1	1,010	353
2 Fixture Bath	1	1,962	687

Water/Sewer

1000 Gal Septic	1	4,689	1,641
Water Well, 50 Feet	1	3,344	1,170

Built-Ins

Appliance Allow.	1	2,713	950

Totals: 85,561 29,945

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 28,148

2026 Est. T.C.V. 009-021-001-58 = 52,658

Est. TCV/Total Floor Area = 47.02, Most recent sale 07/16/2019 for 13,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
23,400	23,400	23,400	17,142	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,900	0	0	462	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
26,300	26,300	26,300	17,604	17,604	17,604

009-021-001-60	2026 Est. T.C.V.	BYARD FRANCES J
Property Class: 401		9199 W KELLY RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 21 T22N R8W N 880 FT OF W 330 FT OF E 1/2 OF NE 1/4 . 6.72Ac.
Combined from 009-021-001-45 for 2010.

Comb. on 06/24/2009 completed 06/24/2009 RAY ;
Parent Parcel(s): 009-021-001-60, 009-021-001-45;
Child Parcel(s): 009-021-001-60;

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Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	887.04	0.8823	1.2203	110	100		39,085
330 Actual Front Feet,	6.72	Total Acres			Total Est.		Land Value =	39,085

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	252	94	1,736
Wood Frame	28.69	80	94	2,157
Wood Frame	34.86	36	94	1,180

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements				True Cash Value = 6,043

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2009

(11) Heating System: Electric Baseboard
Ground Area = 1650 SF Floor Area = 1650 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,650		
			Total:	188,673	169,806

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	1,066
3 Fixture Bath	1	3,721	3,349

Water/Sewer

1000 Gal Septic	1	4,386	3,947
Water Well, 100 Feet	1	5,415	4,873

Porches

WCP (1 Story)	108	4,820	4,338

Deck

Treated Wood	312	5,223	4,701

Garages

Class: CD Exterior: Pole (Unfinished)

Door Opener	2	935	841
Base Cost	1568	33,226	29,903

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

Base Cost	676	24,012	21,611
Common Wall: 1 Wall	1	-2,421	-2,179
Door Opener	1	468	421

Built-Ins

Appliance Allow.	1	1,897	1,707

Unit-in-Place Cost Items

Parcel Number: 009-021-001-60

Page: 2

ROOF STRUCT. (SQ FT)	72	289	286	*99% Good

Totals:	271,829	244,670

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 300,944

2026 Est. T.C.V. 009-021-001-60	=	346,072

Est. TCV/Total Floor Area = 209.74, Most recent sale 07/01/2005 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
148,800	148,800	148,800	83,872	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	24,200	0	2,264	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
173,000	173,000	173,000	86,136	86,136	86,136

009-021-001-70	2026 Est. T.C.V.	ROOT RENTALS LLC
Property Class: 401		9019 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W BEG AT NE COR SEC 21 TH S 0 DEG 0'29" W 200 FT, N 89 DEG 49'12" W 170 FT, N 0 DEG 0'29" E 200 FT, S 89 DEG 49'12" E 170 FT TO POB.
.7805A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	170.70	200.00	1.0404	0.8409	250	100		37,335
171 Actual Front Feet, 0.78 Total Acres							Total Est. Land Value =	37,335

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1993

(11) Heating System: Forced Warm Air
Ground Area = 1036 SF Floor Area = 1036 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1036		
			Total:	67,722	23,703

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	168	1,969	689

Plumbing

Average Fixture(s)	1	1,010	353

Water/Sewer

1000 Gal Septic	1	4,689	1,641

Water Well, 50 Feet	1	3,344	1,170

Deck

Treated Wood	80	2,182	764

Treated Wood	80	2,182	764

Built-Ins

Appliance Allow.	1	2,713	950

Totals:	85,811	30,034

Notes: PRE 1976 CONSTRUCTION TYPE - HUD

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 28,232

2026 Est. T.C.V. 009-021-001-70 = 65,567

Est. TCV/Total Floor Area = 63.29, Most recent sale 06/12/2003 for 15,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
26,100	26,100	26,100	13,950	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,700	0	376	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
32,800	32,800	32,800	14,326	14,326	0

009-021-001-80	2026 Est. T.C.V.	HAMBLIN JOHN A
Property Class: 401		9099 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W BEG N 89 DEG 49' 12" W 330 FT FROM NE COR OF NE 1/4 TH N 89 DEG 49' 12" W 330 FT, S 0 DEG 0' 28" W 1450 FT, S 89 DEG 49' 12" E 330 FT, N 0 DEG 0' 28" E 1450 FT TO POB. 10.9848A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.98 Acres			5600	100		61,488
		10.98 Total Acres					Total Est. Land Value =	61,488

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.18	180	50	1,816
				Total Estimated Land Improvements True Cash Value = 1,816

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1993

(11) Heating System: Wall Furnace

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
			Totals:	0	0

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 0

Cost Est. for Res. Bldg: 2 Single Family 1S Cls D Blt 1960

(11) Heating System: Forced Air w/ Ducts

Ground Area = 836 SF Floor Area = 836 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	836		
			Total:	112,463	61,853
			Totals:	112,463	61,853

Other Additions/Adjustments

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 76,079
20% Completed => Est. True Cash Value 2026 = 15,216

2026 Est. T.C.V. 009-021-001-80 = 78,520

Est. TCV/Total Floor Area = 93.92, Most recent sale 02/06/2023 for 45,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
36,000	36,000	36,000	24,744	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,300	0	668	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
39,300	39,300	39,300	25,412	25,412	0	

009-021-001-90	2026 Est. T.C.V.	BRAINARD DALE
Property Class: 401		9171 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 21 T22N R8W BEG N 89 DEG 49'12"W 810 FT FROM NE COR OF NE 1/4 TH N 89 DEG 49'12"W 180 FT, S 0 DEG 0'29"W 1450 FT, S 89 DEG 49'12"E 330 FT, N 0 DEG 0'29"E 1250 FT, N 89 DEG 49'12"W 150 FT, N 0 DEG 0'29"E 200 FT TOPOB. 10.3A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.30 Acres			5600	100		57,680
		10.30 Total Acres					Total Est. Land Value =	57,680

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	17.88	468	50	4,184

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	95	950
				Total Estimated Land Improvements True Cash Value = 5,134

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1995

(11) Heating System: Wall Furnace

Ground Area = 1056 SF Floor Area = 1056 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	1056		
			Total:	48,339	16,919

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	164	1,830	640

Plumbing

Average Fixture(s)	1	783	274

Water/Sewer

1000 Gal Septic	1	4,109	1,438
Water Well, 50 Feet	1	3,344	1,170

Porches

WSEP (1 Story)	324	9,163	3,207
Foundation: Shallow	324	-1,646	-576

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	384	9,300	3,255
No Concrete Floor	384	-2,097	-734

Built-Ins

Appliance Allow.	1	1,607	562

Totals: 74,732 26,155

Notes: HUD

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 24,586

2026 Est. T.C.V. 009-021-001-90 = 87,400

Est. TCV/Total Floor Area = 82.77

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
39,400	39,400	39,400	25,360	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,300	0	684	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,700	43,700	43,700	26,044	26,044	26,044	

009-021-003-00	2026 Est. T.C.V.	MILLER DALE
Property Class: 401		9291 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W PCL H OF THE SURVEY RECORDED IN LIBER S-1 AT PP 141-143. 11.68 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		11.68 Acres			5600	100		65,408
		11.68 Total Acres					Total Est. Land Value =	65,408

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1930

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1168 SF Floor Area = 1168 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,168		
			Total:	159,606	103,744

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174

Porches

CGEP (1 Story)	104	8,323	5,410

Deck

Treated Wood	239	4,488	2,917
w/Roof (Roof portion)	72	1,347	876

Built-Ins

Appliance Allow.	1	2,713	1,763

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	1620	38,313	24,903

Totals: 224,245 145,759

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 179,284

2026 Est. T.C.V. 009-021-003-00 = 244,692

Est. TCV/Total Floor Area = 209.50, Most recent sale 01/24/2001 for 53,100

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
106,100	106,100	106,100	34,020	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,200	0	0	918	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
122,300	122,300	122,300	34,938	34,938	34,938	

009-021-004-00	2026 Est. T.C.V.	TRUMBLE JEFFREY R TRUST
Property Class: 401		9251 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W N 20 RDS OF E 8 RDS OF W 1/2 OF NE 1/4. 1A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	132.00	330.00	1.1095	0.9530	110	100		15,353
132 Actual Front Feet,	1.00	Total Acres			Total Est.		Land Value =	15,353

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

(11) Heating System: Space Heater

Ground Area = 768 SF Floor Area = 768 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	768		
			Total:	89,221	60,670

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	672

Water/Sewer

1000 Gal Septic	1	4,109	2,794
Water Well, 50 Feet	1	3,344	2,274

Built-Ins

Appliance Allow.	1	1,607	1,093

Totals: 99,269 67,503

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 83,029

2026 Est. T.C.V. 009-021-004-00 = 98,382

Est. TCV/Total Floor Area = 128.10

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
41,300	41,300	41,300	20,400	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,900	0	0	550	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
49,200	49,200	49,200	20,950	20,950	0	

009-021-004-50	2026 Est. T.C.V.	TRUMBLE JEFFREY R
Property Class: 401		9271 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W N 20 RDS OF E 16 RDS OF W 1/2 OF NE 1/4 EXC E 8 RDS THOF. 1A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	132.00	330.00	1.1095	0.9530	110	100		15,353
132 Actual Front Feet, 1.00 Total Acres							Total Est. Land Value =	15,353

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1985

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1760 SF Floor Area = 1760 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,248		
1 Story	Siding	Crawl Space	512		
			Total:	199,968	119,981

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711
2 Fixture Bath	1	2,502	1,501

Water/Sewer

1000 Gal Septic	1	4,386	2,632
Water Well, 50 Feet	1	3,344	2,006

Deck

Treated Wood	96	2,355	1,413
Treated Wood	256	4,588	2,753
w/Roof (Roof portion)	288	3,986	2,392
w/Roof (Roof portion)	260	3,684	2,210

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	960	20,966	12,580

Built-Ins

Appliance Allow.	1	1,897	1,138

Totals: 248,861 149,317

Notes: 1985 MONTERAY MHD

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 147,824

2026 Est. T.C.V. 009-021-004-50 = 163,177

Est. TCV/Total Floor Area = 92.71

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
63,400	63,400	63,400	31,035	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	18,200	0	837	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
81,600	81,600	81,600	31,872	31,872	31,872	

009-021-005-00	2026 Est. T.C.V.	HARROUN JANEEN L
Property Class: 401		9391 W KELLY RD X 100
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W PCL I OF THE SURVEY RECORDED IN LIBER S-1 AT PP 141-143. 11.39 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		11.39 Acres			5600	100		63,784
		11.39 Total Acres					Total Est. Land Value =	63,784

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	48	0	0
Fencing: Wire Mesh, #9	3.78	600	0	0
Wood Frame	22.54	864	0	0

Residential Local Cost Land Improvements

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

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1350 SF Floor Area = 1350 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	810		
1 Story	Siding	Crawl Space	540		
		Total:		190,203	123,636

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174

Porches

WCP (1 Story)	240	9,430	6,129

Deck

Treated Wood	280	4,978	3,236
Treated Wood	48	1,667	1,084

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	768	19,776	12,854

Built-Ins

Appliance Allow.	1	2,713	1,763

Totals: 241,218 156,795

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 192,858

Ag. Bld 1 0, 4 Wall Barn, General Purpose Class:D,Frame Quality:Average
Height: 24 ft

Description	Rate	Size	Cost New
Base Cost	33.00	648	21,384

Parcel Number: 009-021-005-00

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Default Walls	20.77	648	13,459

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/50/100/17.5	Depr. Cost =	6,098
ECF (4012 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 1 =	5,671

Total Estimated True Cash Value of Agricultural Buildings	=	5,671

2026 Est. T.C.V. 009-021-005-00	=	263,263

Est. TCV/Total Floor Area = 195.01

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
113,600	113,600	113,600	60,657	2.70	
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	18,000	0	0	1,637	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
131,600	131,600	131,600	62,294	62,294	62,294

009-021-006-00	2026 Est. T.C.V.	HARROUN JANEEN L
Property Class: 402		W KELLY RD X
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W PCL F OF THE SURVEY RECORDED IN LIBER S-1 AT PP 141-143. 3.42
A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	275.00	541.73	0.9235	1.0788	110	100		30,136
275 Actual Front Feet,	3.42	Total Acres			Total Est.		Land Value =	30,136

2026 Est. T.C.V. 009-021-006-00 = 30,136

Est. TCV/Total Floor Area = 22.32

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
12,300	12,300	12,300	4,912	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	132	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,100	15,100	15,100	5,044	5,044	5,044

009-021-007-00	2026 Est. T.C.V.	JACOBS GARRY V
Property Class: 401		9485 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W PCL E OF THE SURVEY RECORDED IN LIBER S-1 AT PP 141-143. 3.26 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$9000			3.26 Acres		9000	100		29,340
			3.26 Total Acres				Total Est. Land Value =	29,340

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.54	240	50	2,585
Wood Frame	20.05	480	50	4,812
				Total Estimated Land Improvements True Cash Value = 7,397

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1344 SF Floor Area = 1344 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,344		
			Total:	158,652	118,989

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	889
3 Fixture Bath	1	3,721	2,791

Water/Sewer

1000 Gal Septic	1	4,386	3,289
Water Well, 50 Feet	1	3,344	2,508

Deck

Treated Wood	128	2,912	2,184

Built-Ins

Appliance Allow.	1	1,897	1,423

Garages

Class: CD Exterior: Pole (Unfinished)			
Base Cost	1176	24,919	18,689

Totals: 201,016 150,762

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 185,437

2026 Est. T.C.V. 009-021-007-00 = 222,174

Est. TCV/Total Floor Area = 165.31

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
92,700	92,700	92,700	45,252	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	18,400	0	1,221	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
111,100	111,100	111,100	46,473	46,473	46,473	

009-021-008-00	2026 Est. T.C.V.	RICHARDS BRIAN & FOSTER JULIE &
Property Class: 401		9391 W KELLY RD X 351
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W PCL G OF THE SURVEY RECORDED IN LIBER S-1 AT PP 141-143. 7.91
A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	293.00	1175.97	0.90	0.90	110	100		38,361
293 Actual Front Feet, 7.91 Total Acres							Total Est. Land Value =	38,361

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	18.01	384	50	3,458
Total Estimated Land Improvements			True Cash Value =	3,458

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1560 SF Floor Area = 1560 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,560		
			Total:	134,209	80,525

Other Additions/Adjustments

Water/Sewer

1000 Gal Septic	1	4,109	2,465
Water Well, 50 Feet	1	3,344	2,006

Deck

w/Roof (Roof portion)	144	2,066	1,240

Totals: 143,728 86,236

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 106,071

2026 Est. T.C.V. 009-021-008-00 = 147,890

Est. TCV/Total Floor Area = 94.80, Most recent sale 03/14/2008 for 15,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
65,600	65,600	65,600	13,173	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
700	7,600	0	700	355	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
73,900	73,900	73,900	14,228	14,228	0	

009-021-009-00	2026 Est. T.C.V.	RICHARDS JEFFREY J
Property Class: 401		9391 W KELLY RD X 451
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W PCL C OF THE SURVEY RECORDED IN LIBER S-1 AT PP 141-143. 10.02
A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.02	Acres		5600	100		56,112
		10.02	Total Acres				Total Est. Land Value =	56,112

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Gazebo(s): Standard	7,019.50	1	50	3,510
				Total Estimated Land Improvements True Cash Value = 3,510

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1980

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1120 SF Floor Area = 1120 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,120		
			Total:	113,563	68,138

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Water/Sewer

1000 Gal Septic	1	4,386	2,632
Water Well, 50 Feet	1	3,344	2,006

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	1008	21,803	13,082
No Concrete Floor	1008	-6,038	-3,623

Totals: 138,243 82,946

Notes: NORTH SIDE OF PARCEL

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 82,117

Cost Est. for Res. Bldg: 2 Mobile Home HUD Cls Low Blt 1970

(11) Heating System: Wall Furnace
Ground Area = 924 SF Floor Area = 924 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	924		
			Total:	45,570	15,950

Other Additions/Adjustments

Deck

Treated Wood	48	1,596	559

Totals: 47,166 16,509

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 15,518

Parcel Number: 009-021-009-00

Page: 2

Ag. Bld 1 2015, 4 Wall Utility Building Class:D,Pole Quality:Low Cost
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	4.55	1364	6,206
Default Walls	5.77	1364	7,870

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 Depr. Cost = 12,668
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 11,782

Ag. Bld 2 2011, 4 Wall Quonset, Utility Class:D,Pole Quality:Low Cost
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	12.26	1680	20,597

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 Depr. Cost = 18,537
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 2 = 17,240

Ag. Bld 3 2021, Lean-To Greenhouse, Quonset Class:S Quality:Cheap
Height: 8 ft

Description	Rate	Size	Cost New
Base Cost	5.15	2600	13,390

Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98 Depr. Cost = 13,122
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 3 = 12,204

Total Estimated True Cash Value of Agricultural Buildings = 41,226

2026 Est. T.C.V. 009-021-009-00 = 198,483

Est. TCV/Total Floor Area = 97.11, Most recent sale 02/05/2004 for 115,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
86,500	86,500	86,500	58,555	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,700	0	0	1,580	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
99,200	99,200	99,200	60,135	60,135	60,135	

009-021-010-00	2026 Est. T.C.V.	RICHARDS BRIAN & FOSTER JULIE
Property Class: 401		9391 W KELLY RD X 400
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W PCL D OF THE SURVEY RECORDED IN LIBER S-1 AT PP 141-143. 10.01
A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.01	Acres		5600	100		56,056
		10.01	Total Acres				Total Est. Land Value =	56,056

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl, 3 Rail	20.00	300	50	3,000
D/W/P: 4in Ren. Conc.	6.60	4000	50	13,200
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements				17,150

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1216 SF Floor Area = 1216 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,216		
			Total:	109,281	87,425

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	790
3 Fixture Bath	1	3,128	2,502

Water/Sewer

1000 Gal Septic	1	4,109	3,287
Water Well, 50 Feet	1	3,344	2,675

Deck

Treated Wood	287	4,833	3,866
w/Roof (Roof portion)	108	1,595	1,276

Built-Ins

Appliance Allow.	1	1,607	1,286

Totals: 128,885 103,107

Notes:

ECF (201C COMMERCIAL GROUP C) 1.230 => TCV: 126,822

Ag. Bld 1 2013, 4 Wall Loafing Shed Class:D,Pole Quality:Low Cost
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	3.37	2220	7,481
Default Walls	5.25	2220	11,655

Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92 Depr. Cost = 17,605
ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 1 = 18,661

Total Estimated True Cash Value of Agricultural Buildings = 18,661

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0
Description of Occupancy: SILVER ROOF

Costs are taken from the Sheds - Arch-Rib (Quonset), Light Commercial cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average
Stories: 1 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 28.70

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.39 100%
Adjusted Square Foot Cost for Upper Floors = 32.09

Total Floor Area: 4,000 Base Cost New of Upper Floors = 128,360

Reproduction/Replacement Cost = 128,360

Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0
Total Depreciated Cost = 46,210

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 1 = 48,982
Replacement Cost/Floor Area= 32.09 Est. TCV/Floor Area= 12.25

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2011
Description of Occupancy: NE OF ARCH RIB BLDG

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 10 Perimeter: 72

Base Rate for Upper Floors = 23.81

Adjusted Square Foot Cost for Upper Floors = 23.81

Total Floor Area: 320 Base Cost New of Upper Floors = 7,619

Reproduction/Replacement Cost = 7,619

Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0
Total Depreciated Cost = 5,029

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 2 = 5,330
Replacement Cost/Floor Area= 23.81 Est. TCV/Floor Area= 16.66

Total Estimated True Cash Value of Commercial/Industrial Buildings = 54,312

2026 Est. T.C.V. 009-021-010-00 = 273,001

Est. TCV/Total Floor Area = 49.31

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
150,100	150,100	150,100	95,480	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	-600	13,000	0	2,354	8,269	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
136,500	136,500	136,500	89,565	89,565	52,843	

009-021-011-00	2026 Est. T.C.V.	RICHARDS NANCY JILL
Property Class: 401		9461 W KELLY RD X500
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 21 T22N R8W PCLS A & B OF THE SURVEY RECORDED IN LIBER S-1 AT PP 141-143.
20.02 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$5000	20.02 Acres		5000	100		100,100
20.02 Total Acres Total Est. Land Value =								100,100

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.60	100	50	1,280
Total Estimated Land Improvements True Cash Value =				1,280

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

(11) Heating System: Wall Furnace
Ground Area = 1872 SF Floor Area = 1872 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/100/100/46

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	1872		
Total:				94,189	43,328

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic			1	4,386	2,018
Water Well, 50 Feet			1	3,344	1,538

Deck

Treated Wood		64	1,908	878
Treated Wood w/Roof (Deck Portion)		208	3,998	1,839
Treated Wood w/Roof (Roof portion)		208	3,099	1,426

Totals: 110,924 51,027

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 47,965

Cost Est. for Res. Bldg: 2 Mobile Home HUD Cls Fair Blt 1976

(11) Heating System: Heat Pump
Ground Area = 720 SF Floor Area = 720 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	720		
Total:				43,187	15,116

Other Additions/Adjustments

Deck

Treated Wood		80	2,133	747
Treated Wood		112	2,630	920

Totals: 47,950 16,783

Notes: NE ON PARCEL AT DRIVE

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 15,776

Ag. Bld 1 1976, 4 Wall Utility Building Class:D,Pole Quality:Low Cost
Height: 10 ft

Parcel Number: 009-021-011-00

Page: 2

Description	Rate	Size	Cost New
Base Cost	4.29	1860	7,979
Default Walls	5.43	1860	10,100

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35	Depr. Cost =	6,328
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 =		5,885

Total Estimated True Cash Value of Agricultural Buildings	=	5,885

2026 Est. T.C.V. 009-021-011-00	=	171,006

Est. TCV/Total Floor Area = 65.97

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
65,600	65,600	65,600	40,260	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	19,900	0	1,087	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
85,500	85,500	85,500	41,347	41,347	34,731

009-021-012-00	2026 Est. T.C.V.	SCHROCK JEFFREY J & KATHI R
Property Class: 402		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W NE 1/4 OF NW 1/4. 40 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia INFERIOR@\$1400		39.00	Acres		1400	100		54,600
Residentia ROAD @ ZERO		1.00	Acres		0	100		0
		40.00	Total Acres				Total Est. Land Value =	54,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.09	348	50	4,017
Wood Frame	29.49	96	50	1,415
				Total Estimated Land Improvements True Cash Value = 5,432

2026 Est. T.C.V. 009-021-012-00 = 60,032

Est. TCV/Total Floor Area = 23.16, Most recent sale 01/08/2021 for 55,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
29,600	29,600	29,600	28,654	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
400	0	400	773	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
30,000	30,000	30,000	29,827	29,827	0

009-021-013-00 2026 Est. T.C.V. BURTON LARRY & ERLENE H&W
 Property Class: 401 9979 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 21 T22N R8W (1*1999) BEG AT NW COR SEC 21 TH S 0 DEG 22'25"E 353.4 FT, N 51
 DEG 25'12"E 421.07 FT, N 0 DEG 20'55"W 89.84 FT, N 89 DEG 49'55"W 330.93 FT TO
 POB. 1.69A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	163.87	819.78	1.0511	1.1965	110	100		22,669
90 Actual Front Feet, 3.78 Total Acres							Total Est. Land Value =	22,669

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	1200	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 2002

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,352		
			Total:	159,461	127,568

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	948
3 Fixture Bath	1	3,721	2,977

Water/Sewer

1000 Gal Septic	1	4,386	3,509
Water Well, 50 Feet	1	3,344	2,675

Deck

Treated Wood	120	2,776	2,221
Treated Wood	48	1,628	1,302

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 768 23,478 20,191 *86% Good

Built-Ins

Appliance Allow.	1	1,897	1,518

Totals: 201,876 162,909

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 200,378

2026 Est. T.C.V. 009-021-013-00 = 223,997

Est. TCV/Total Floor Area = 165.68

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
95,600	95,600	95,600	35,834	2.70		
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	16,400	0	0	967	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
112,000	112,000	112,000	36,801	36,801	36,801	

009-021-013-25	2026 Est. T.C.V.	MONETTE CLINTON E
Property Class: 401		9941 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W E 1/2 OF NW 1/4 OF NW 1/4 OF NW 1/4. 5 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$9000			5.00 Acres		9000	100		45,000
		5.00 Total Acres					Total Est. Land Value =	45,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.86	120	46	1,372
				Total Estimated Land Improvements True Cash Value = 1,372

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1418 SF Floor Area = 1418 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,056		
1 Story	Siding	Crawl Space	362		
			Total:	166,108	107,971

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 50 Feet	1	3,344	2,174

Porches

WGEP (1 Story)	256	17,313	11,253

Deck

Treated Wood	144	3,146	2,045

Garages

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

Base Cost	320	12,874	8,368

Built-Ins

Appliance Allow.	1	1,897	1,233

Totals: 210,253 136,665

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 168,098

2026 Est. T.C.V. 009-021-013-25 = 214,470

Est. TCV/Total Floor Area = 151.25, Most recent sale 07/08/2006 for 89,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
87,100	87,100	87,100	36,250	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	20,100	0	0	978	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
107,200	107,200	107,200	37,228	37,228	37,228	

009-021-013-40	2026 Est. T.C.V.	CONSUMERS ENERGY COMPANY
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 21 T22N R8W (1*1999) BEG S 0 DEG 22'25"E 353.4 FT FROM NW CORSEC 21 TH S 0
 DEG 22'25"E 301.66 FT, S 89 DEG 47'45"E 330.64 FT, N 0 DEG 20'55" W 565.42 FT, S
 51 DEG 25'12"W 421.07 FT TO POB. 3.29A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$9000			3.29 Acres		9000	100		29,610
			3.29 Total Acres				Total Est. Land Value =	29,610

2026 Est. T.C.V. 009-021-013-40 = 29,610

Est. TCV/Total Floor Area = 20.88, Most recent sale 11/01/1999 for 10,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
9,900	9,900	9,900	4,660	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,900	0	125	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,800	14,800	14,800	4,785	4,785	0	

009-021-013-50	2026 Est. T.C.V.	KNAPP EMILY & TREVOR
Property Class: 401		3151 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 21 T22N R8W (2*2021) W 1/2 OF N 1/2 OF S 1/2 OF NW 1/4 OF NW 1/4. 5 A.
 9/14/21 SPLIT 5A TO 009-021-013-75
 FORMERLY . SEC 21 T22N R8W N 1/2 OF S 1/2 OF NW 1/4 OF NW 1/4. 10 A.

Split/Comb. on 09/14/2021 completed 09/14/2021 TIM ;
 Parent Parcel(s): 009-021-013-50;
 Child Parcel(s): 009-021-013-75;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$9000		4.75 Acres			9000	100		42,750
Residentia ROAD @ ZERO		0.25 Acres			0	100		0
		5.00 Total Acres					Total Est. Land Value =	42,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	1900	0	0
Wood Frame	27.96	120	50	1,677
Wood Frame	25.46	180	50	2,291

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				5,868

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1991

(11) Heating System: Warm & Cool Air
 Ground Area = 924 SF Floor Area = 924 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	924		
			Total:	64,698	35,583

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	160	1,875	1,031

Plumbing

Average Fixture(s)	1	1,010	555

Water/Sewer

1000 Gal Septic	1	4,689	2,579
Water Well, 50 Feet	1	3,344	1,839

Porches

WGEP (1 Story)	204	11,740	6,457

Deck

Treated Wood w/Roof (Deck Portion)	162	3,475	1,911
Treated Wood w/Roof (Roof portion)	162	2,764	1,520

Built-Ins

Appliance Allow.	1	2,713	1,492

Garages

Class: C Exterior: Pole (Unfinished)			
Base Cost	1200	28,380	15,609

Local Cost Items

GENERATOR	1	1	1	*100% Good

Parcel Number: 009-021-013-50

Page: 2

 Totals: 124,689 68,577

Notes:

 ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 64,462

2026 Est. T.C.V. 009-021-013-50 = 113,080

Est. TCV/Total Floor Area = 122.38, Most recent sale 12/10/2021 for 80,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
43,300	43,300	43,300	37,509	2.70		
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	13,200	0	0	1,012	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
56,500	56,500	56,500	38,521	38,521	38,521	

009-021-013-75	2026 Est. T.C.V.	DEYOUNG JON & DEYOUNG ROSHELL
Property Class: 401		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 21 T22N R8W (1*2021) E 1/2 OF N 1/2 OF S 1/2 OF NW 1/4 OF NW 1/4. 5 A.
SPLIT ON 09/14/2021 FROM 009-021-013-50;

Split/Comb. on 09/14/2021 completed 09/14/2021 TIM ;
Parent Parcel(s): 009-021-013-50;
Child Parcel(s): 009-021-013-75;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia INFERIOR@	\$1400	5.00	Acres	1400	100			7,000
		5.00	Total Acres				Total Est. Land Value =	7,000

2026 Est. T.C.V. 009-021-013-75 = 7,000

Est. TCV/Total Floor Area = 7.58, Most recent sale 09/30/2021 for 3,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
3,500	3,500	3,500	3,409	2.70			
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	91	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
3,500	3,500	3,500	3,501	3,500	0		

009-021-014-00	2026 Est. T.C.V.	WIGGINS JON
Property Class: 401		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W NE 1/4 OF NW 1/4 OF NW 1/4. 10 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	660.00	660.00	0.7419	1.1334	110	100		61,049
660 Actual Front Feet, 10.00 Total Acres							Total Est. Land Value =	61,049

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	358	45	1,060
Wood Frame	24.21	240	46	2,673
Wood Frame	24.21	240	46	2,673
Total Estimated Land Improvements True Cash Value =				6,406

Cost Est. for Res. Bldg: 1	Mobile Home	HUD	Cls Average	Blt 1972

(11) Heating System: Wall Furnace

Ground Area = 864 SF Floor Area = 864 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	720		
Addition	Siding	Crawl	144		
Expando			92		
			Total:	66,316	23,210

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	144	1,688	591
Plumbing			
Average Fixture(s)	1	1,010	353
Water/Sewer			
1000 Gal Septic	1	4,689	1,641
Water Well, 50 Feet	1	3,344	1,170
Built-Ins			
Appliance Allow.	1	2,713	950
Deck			
w/Roof (Roof portion)	360	5,429	1,900
Totals:		85,189	29,815

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 28,026

2026 Est. T.C.V. 009-021-014-00	=	95,481

Est. TCV/Total Floor Area = 110.51

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
39,300	39,300	39,300	20,662	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,400	0	557	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
47,700	47,700	47,700	21,219	21,219	0	

009-021-015-00	2026 Est. T.C.V.	DEYOUNG JON & ROSHELL
Property Class: 401		3221 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W S 1/2 OF S 1/2 OF NW 1/4 OF NW 1/4. 10 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		5.75 Acres	5600	100				32,200
Residentia INFERIOR@\$1400		4.00 Acres	1400	100		WETLAND		5,600
Residentia ROAD @ ZERO		0.25 Acres	0	100				0
		10.00 Total Acres					Total Est. Land Value =	37,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	512	0	0
D/W/P: 4in Concrete	6.96	192	0	0
D/W/P: 4in Concrete	6.96	88	0	0
Wood Frame	24.96	192	50	2,396

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
				Total Estimated Land Improvements True Cash Value = 3,396

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = 816 SF Floor Area = 1929 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	780		
1 Story	Siding	Basement	36		
1 Story	Siding	Overhang	506		
1 Story	Siding	Overhang	22		
		Total:		232,582	137,224

Other Additions/Adjustments

Recreation Room	700	13,279	7,835
Basement, Outside Entrance, Below Grade	1	2,727	1,609

Plumbing

Average Fixture(s)	1	1,422	839
2 Fixture Bath	1	2,996	1,768

Water/Sewer

1000 Gal Septic	1	4,689	2,767
Water Well, 100 Feet	1	5,734	3,383

Porches

CCP (1 Story)	36	1,218	719
WPP	9	468	276

Deck

Treated Wood	400	6,284	3,708
w/Roof (Roof portion)	192	3,195	1,885

Garages

Class: C Exterior: Pole (Unfinished)			
Base Cost	768	19,776	11,668
Class: C Exterior: Pole (Unfinished)			
Basement Garage: 2 Car	1	3,863	2,279
Door Opener	1	527	311

Built-Ins

Parcel Number: 009-021-015-00

Page: 2

Appliance Allow.	1	2,713	1,601
Fireplaces			
Exterior 1 Story	1	6,387	3,768
Totals:		307,860	181,640

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 223,417

2026 Est. T.C.V. 009-021-015-00 = 264,613
 Est. TCV/Total Floor Area = 137.18, Most recent sale 09/14/2018 for 140,000
 2025 Assessed MBOR S.E.V. Base for Cap IRM
 114,800 114,800 114,800 86,137 2.70
 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses
 0 17,500 0 0 2,325 0
 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
 132,300 132,300 132,300 88,462 88,462 88,462

009-021-016-00	2026 Est. T.C.V.	WANNER EDWARD H & EDITH &
Property Class: 401		3463 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W SW 1/4 OF NW 1/4. 40 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3800	35.00	Acres		3800	100		133,000
Residentia INFERIOR@	\$1400	5.00	Acres		1400	100		7,000
		40.00	Total Acres				Total Est. Land Value =	140,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1500	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1232 SF Floor Area = 1232 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,232		
			Total:	169,234	101,539

Other Additions/Adjustments

Recreation Room	308	5,599	3,359
Basement, Outside Entrance, Below Grade	1	2,293	1,376

Plumbing

Average Fixture(s)	1	1,185	711
2 Fixture Bath	1	2,502	1,501

Water/Sewer

1000 Gal Septic	1	4,386	2,632
Water Well, 100 Feet	1	5,415	3,249

Porches

CPP	25	713	428

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	896	26,441	15,865
Common Wall: 1 Wall	1	-1,972	-1,183
Class: CD Exterior: Pole (Unfinished)			
Base Cost	560	14,034	8,420
Class: CD Exterior: Pole (Unfinished)			
Base Cost	1200	25,428	15,257

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Exterior 2 Story	1	6,914	4,148

Totals: 264,069 158,440

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 194,881

Parcel Number: 009-021-016-00

Page: 2

2026 Est. T.C.V. 009-021-016-00	=	337,256
Est. TCV/Total Floor Area = 273.75		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
153,400 153,400 153,400	103,002	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 15,200 0	0	2,781 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
168,600 168,600 168,600	105,783	105,783 0

009-021-017-00	2026 Est. T.C.V.	GUNNERSON JOE PHIL (LE ETAL)
Property Class: 402		
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W SE 1/4 OF NW 1/4. 40 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3800	40.00	Acres	3800	100			152,000
		40.00	Total Acres				Total Est. Land Value =	152,000

2026 Est. T.C.V. 009-021-017-00 = 152,000

Est. TCV/Total Floor Area = 123.38, Most recent sale 09/05/2002 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
74,000	74,000	74,000	18,472	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,000	0	498	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
76,000	76,000	76,000	18,970	18,970	0	

HOEKSTRA ARTHUR N & THRESSA A
9692 W CLAM RIVER DR
LAKE CITY, MI 49651

WGEP (1 Story)	192	15,567	13,232
WGEP (1 Story)	192	15,567	13,232
Foundation: Shallow	192	-1,260	-1,071

Parcel Number: 009-021-018-00

Page: 2

Deck

Treated Wood	80	2,182	1,855
Treated Wood	216	4,201	3,571

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals: 228,034 193,835

Notes: AFF AFFIXTURE 1999 FAIRMONT MY00111672AB

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 191,897

2026 Est. T.C.V. 009-021-018-00 = 314,066

Est. TCV/Total Floor Area = 236.50, Most recent sale 09/27/2022 for 277,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
126,900	126,900	126,900	122,652	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	30,100	0	3,311	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
157,000	157,000	157,000	125,963	125,963	125,963	

009-021-019-00	2026 Est. T.C.V.	BURGESS KEVIN & LINDSAY B
Property Class: 401		9606 W CLAM RIVER DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 21 T22N R8W E 718.64 FT OF SW 1/4 EXC PLAT OF CLAM RIVER WOODS & RAPIDS
EXC E 498.64 FT & EXC W 100 FT LYING S OF CLAM RIVER.1.2727 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	120.00	461.01	1.1362	1.0361	250	100		35,318
120 Actual Front Feet, 1.27 Total Acres							Total Est. Land Value =	35,318

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.86	120	94	2,804
Total Estimated Land Improvements				True Cash Value = 2,804

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

(11) Heating System: Forced Air w/o Ducts

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

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

Garages

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

Base Cost	576	16,451	14,806

Totals:	16,451	14,806

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 18,211

2026 Est. T.C.V. 009-021-019-00	=	56,333

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/30/2022 for 47,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
23,800	23,800	23,800	23,403	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,400	0	631	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
28,200	28,200	28,200	24,034	24,034	0

009-021-019-80	2026 Est. T.C.V.	SIZEMORE JOE H
Property Class: 402		W CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W W 100 FT OF E 718.64 FT OF SW 1/4 LYING S OF CLAM RIVER.
1.2121 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	100.00	527.08	1.1892	1.0714	250	100		31,853
100 Actual Front Feet, 1.21 Total Acres							Total Est. Land Value =	31,853

2026 Est. T.C.V. 009-021-019-80	=	31,853

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
12,700	12,700	12,700	5,141	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,200	0	138	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,900	15,900	15,900	5,279	5,279	0

009-021-020-00	2026 Est. T.C.V.	SMITHEE ROBERT D
Property Class: 401		9586 W CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W E 498.64 FT OF SW 1/4 EXC PLAT OF CLAM RIVER WOODS & RAPIDS.
6.3463 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	200.00	500.00	1.0000	1.0574	250	100		52,869
Residentia 3 - 7 @\$9000			4.05 Acres		9000	100		36,486
200 Actual Front Feet, 6.35 Total Acres Total Est. Land Value =								89,355

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	240	50	739
Total Estimated Land Improvements True Cash Value =				739

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1568 SF Floor Area = 1568 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,568		
			Total:	181,386	117,900

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 50 Feet	1	3,344	2,174

Porches

WSEP (1 Story)	224	10,461	6,800

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	768	17,610	12,503	*71% Good

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Interior 1 Story	1	4,610	2,996

Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	240	962	683	*71% Good

Totals: 225,841 147,910

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 181,929

2026 Est. T.C.V. 009-021-020-00 = 272,023

Est. TCV/Total Floor Area = 173.48

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
111,300	111,300	111,300	52,838	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	24,700	0	0	1,426	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
136,000	136,000	136,000	54,264	54,264	54,264	

009-021-021-00	2026 Est. T.C.V.	HOBBS DAVID J & KAITLIN R
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W NE 1/4 OF SE 1/4. 40 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>40@	\$3800	40.00	Acres		3800	100	40A	152,000
		40.00	Total Acres				Total Est. Land Value =	152,000

2026 Est. T.C.V. 009-021-021-00 = 152,000

Est. TCV/Total Floor Area = 96.94, Most recent sale 06/27/2022 for 205,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
74,000	74,000	74,000	61,860	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,000	0	1,670	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
76,000	76,000	76,000	63,530	63,530	63,530

009-021-022-00	2026 Est. T.C.V.	KOHLHAUS ROBERT & LAURA
Property Class: 401		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W NW 1/4 OF SE 1/4. 40 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>40@	\$3800	40.00	Acres		3800	100		152,000
		40.00	Total Acres				Total Est. Land Value =	152,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.60	1000	50	3,300
Total Estimated Land Improvements				True Cash Value = 3,300

2026 Est. T.C.V. 009-021-022-00 = 155,300

Est. TCV/Total Floor Area = 99.04, Most recent sale 05/15/2020 for 115,002

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
74,000	74,000	74,000	40,920	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
1,700	2,000	0	1,700	1,104	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
77,700	77,700	77,700	43,724	43,724	43,724	

009-021-023-00	2026 Est. T.C.V.	HOBBS DAVID J & KAITLIN R
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W E 1/2 OF SE 1/4 OF SE 1/4. 20 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>40@	\$3800	20.00	Acres		3800	100	20A	76,000
		20.00	Total Acres				Total Est. Land Value =	76,000

2026 Est. T.C.V. 009-021-023-00 = 76,000

Est. TCV/Total Floor Area = 48.47, Most recent sale 06/27/2022 for 205,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
37,000	37,000	37,000	30,930	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	835	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,000	38,000	38,000	31,765	31,765	31,765	

009-021-023-60	2026 Est. T.C.V.	KOHLHAUS ROBERT & LAURA
Property Class: 401		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 21 T22N R8W W 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4 LYING N OF LOTAN RD R/W 8.72 A M/L

6/2021 SPLIT PART S OF ROAD TO 009-021-023-70 2021-02000 FORMERLY. SEC 21 T22N R8W W 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4 EXC THAT PART LYING 33 FT EITHER SIDE OF A LINE DESC AS BEG AT SE COR OF W 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4, TH N 0 DEG 13' 03"W 24.39 FT AS POB, TH NW'LY 194.19 FT ALG A 646.31 FT RADIUS CURVE TO THE RIGHT LONG CHORD N 56 DEG 33'55"W 193.46 FT, TH N 47 DEG 57'28"W 228.9 FT TO PT OF ENDING. 9.36A.

Split/Comb. on 06/29/2021 completed 06/29/2021 TIM ;
 Parent Parcel(s): 009-021-023-60;
 Child Parcel(s): 009-021-023-70;

 SPLIT PART SOUTH OF LOTAN RD

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PART OF >40@	\$3800	8.72 Acres			3800	100		33,136
		8.72 Total Acres					Total Est. Land Value =	33,136

2026 Est. T.C.V. 009-021-023-60 = 33,136

Est. TCV/Total Floor Area = 21.13, Most recent sale 05/15/2020 for 115,002

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
16,100	16,100	16,100	8,865	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	239	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,600	16,600	16,600	9,104	9,104	9,104	

009-021-023-70	2026 Est. T.C.V.	HOBBS DAVID J & KAITLIN R
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W W 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4 LYING S OF LOTAN RD R/W .64
 A M/L
 SPLIT ON 06/29/2021 FROM 009-021-023-60;

Split/Comb. on 06/29/2021 completed 06/29/2021 TIM ;
 Parent Parcel(s): 009-021-023-60;
 Child Parcel(s): 009-021-023-70;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>400	3800	0.64 Acres	3800	100				2,432
		0.64 Total Acres			Total Est. Land Value =			2,432

2026 Est. T.C.V. 009-021-023-70 = 2,432

Est. TCV/Total Floor Area = 1.55

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
1,200	1,200	1,200	672	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	18	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,200	1,200	1,200	690	690	690

009-021-023-75	2026 Est. T.C.V.	HOBBS DAVID & KAITLIN
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W E 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4 EXC BEG AT SW COR THOF, TH
N 0 DEG 13'03"W 60 FT, S 71 DEG 26'22"E 190.12 FT, N 89 DEG 50'09"W 180 FT TO
POB. 9.88A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>800	18,300	18,300	18,300	18,300	3800	100		37,544
		9.88	Total Acres				Total Est. Land Value =	37,544

2026 Est. T.C.V. 009-021-023-75 = 37,544

Est. TCV/Total Floor Area = 23.94, Most recent sale 06/27/2022 for 29,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
18,300	18,300	18,300	14,939	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	403	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,800	18,800	18,800	15,342	15,342	15,342	

009-021-023-80
 Property Class: 201
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

MISSAUKEE COUNTY ROAD COMMISSION
 W LOTAN RD
 LAKE CITY, MI 49651

. SEC 21 T22N R8W A PCL OF LAND LYING 33 FT EITHER SIDE OF A LINE DESC AS BEG AT
 SE COR OF W 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4, TH N 0 DEG 13'03"W 24.39 FT TO POB
 TH NW'LY 194.19FT ALG A 646.31 FT RADIUS CURVE TO THE RIGHT LONG CHORD N 56 DEG
 33'55"W 193.46 FT, TH N 47 DEG 57'28"W 228.94 FT TO POE. .64A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL <2A M/L			0.64 Acres		18000	100		11,520
			0.64 Total Acres				Total Est. Land Value =	11,520

2026 Est. T.C.V.	009-021-023-80						=	0
Est. TCV/Total Floor Area =	0.00							
2025 Assessed	MBOR	S.E.V.		Base for Cap		IRM		
0	0	0		0		2.70		
2026 New Eq. Adjustment		Loss		Additions		Tax Adjustment		Losses
0	0	0		0		0		0
2026 Assessed	MBOR	S.E.V.		Capped		->Taxable<-		PRE/MBT
0	0	0		0		0		0

009-021-023-95	2026 Est. T.C.V.	MISSAUKEE COUNTY ROAD COMMISSION
Property Class: 402		
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W BEG AT SW COR OF E 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4 TH N 0 DEG
13'03"W 60 FT, S 71 DEG 26'22"E 190.12 FT, N 89 DEG 50'09"W 180 FT TO POB. .12A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>400	\$3800	0.12	Acres	3800	100			456
		0.12	Total Acres				Total Est. Land Value =	456

2026 Est. T.C.V. 009-021-023-95

= 0

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	0	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-021-024-00	2026 Est. T.C.V.	KOHLHAUS ROBERT & LAURA
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 21 T22N R8W MISSAUKEE COUNTY MICHIGAN THAT PART OF SW1/4 OF SE1/4 LYING N'LY OF LOTAN RD (PART OF REMAINDER PCL OF 2020-00766 CSUR)
 4/1/2020 SPLIT PARTS TO 009-021-024-50,60,70,80,90
 FORMERLY . SEC 21 T22N R8W SW 1/4 OF SE 1/4 EXC THAT PART LYING 33 FT EITHER SIDE OF A LINE BEG 283.35 FT W OF SE COR THOF, TH N 47 DEG 57'28"W 791.6 FT TO THE PC OF A 600 FT RADIUS CURVE TO THE LEFT, NW'LY ALG CURVE 519.06 FT (LONG CHORD N 72 DEG 44'28"W 503.02 FT TO A PT OF A REVERSE CURVATURETH NW'LY 258.23 FT ALG A 600 FT RADIUS CURVE (LONG CHORD N 85 DEG 11'37"W 256.24 FT) TO POE. 37.62A.

Split/Comb. on 04/01/2020 completed 04/01/2020 TIM ;
 Parent Parcel(s): 009-021-024-00;
 Child Parcel(s): 009-021-024-50, 009-021-024-60, 009-021-024-70, 009-021-024-80, 009-021-024-90;

 4/1/2020 SPLIT TO 5 PINS: -50,60,70,80,90 REMAINDER -00

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>40@\$3800		14.53 Acres			3800	100		55,214
		14.53 Total Acres					Total Est. Land Value =	55,214

2026 Est. T.C.V. 009-021-024-00 = 55,214

Est. TCV/Total Floor Area = 35.21, Most recent sale 05/15/2020 for 115,002

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
26,900	26,900	26,900	14,889	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	700	0	402	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,600	27,600	27,600	15,291	15,291	15,291	

009-021-024-50	2026 Est. T.C.V.	TROY AND ASSOCIATES INC
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 21 T22N R8W BEG N0°27'11"E 610.65FT FROM S1/4 COR TH N0°27'11"E 324.94FT,
 S87°20'47"E 259.67FT, S04°01'36"W 262.76FT, S87°41'58"W69.55FT, S74°35'11"W
 180.57FT TO POB (PCL 1 2020-00766 CSUR)
 SPLIT ON 04/01/2020 FROM 009-021-024-00;

Split/Comb. on 04/01/2020 completed 04/01/2020 TIM ;
 Parent Parcel(s): 009-021-024-00;
 Child Parcel(s): 009-021-024-50, 009-021-024-60, 009-021-024-70, 009-021-024-80,
 009-021-024-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	250.00	282.27	0.9457	0.9165	250	100		54,176
250 Actual Front Feet, 1.62 Total Acres							Total Est. Land Value =	54,176

2026 Est. T.C.V. 009-021-024-50 = 54,176

Est. TCV/Total Floor Area = 34.55, Most recent sale 08/28/2020 for 35,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
21,700	21,700	21,700	17,611	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,400	0	475	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,100	27,100	27,100	18,086	18,086	0	

009-021-024-60 2026 Est. T.C.V. TROY AND ASSOCIATES INC
 Property Class: 401 9421 W LOTAN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 21 T22N R8W BEG N0°27'11"E 935.59FT & S87°20'47"E 259.67FT FROM S1/4 COR. TH
 S74°05'29"E 440.26FT, S47°39'28"W 378.71, N38°06'06"W 148.08FT, S87°41'58"W
 70.65FT, N04°01'36"E 262.76FT TO POB (2020-00766 CSUR PCL 2)
 SPLIT ON 04/01/2020 FROM 009-021-024-00;

Split/Comb. on 04/01/2020 completed 04/01/2020 TIM ;
 Parent Parcel(s): 009-021-024-00;
 Child Parcel(s): 009-021-024-50, 009-021-024-60, 009-021-024-70, 009-021-024-80,
 009-021-024-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	218.68	466.12	0.9779	1.0390	250	100		55,547
219 Actual Front Feet, 2.34 Total Acres							Total Est. Land Value =	55,547

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 800 SF Floor Area = 800 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	800		
			Total:	113,250	84,938

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066

Water/Sewer

1000 Gal Septic	1	4,689	3,517
Water Well, 50 Feet	1	3,344	2,508

Porches

WGEP (1 Story)	168	14,273	10,705
WSEP (1 Story)	147	8,511	6,383
WPP	22	1,143	857

Deck

Treated Wood	32	1,353	1,015
Treated Wood	30	1,297	973

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 590 24,302 18,226

Built-Ins

Appliance Allow.	1	2,713	2,035

Totals: 176,297 132,223

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 162,634

2026 Est. T.C.V. 009-021-024-60 = 218,181

Est. TCV/Total Floor Area = 272.73, Most recent sale 08/28/2020 for 35,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
92,100	92,100	92,100	83,600	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,000	0	0	2,257	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

109,100

109,100

109,100

85,857

85,857

0

2026	Est.	T.C.V.	009-021-024-70	=	48,410	
Est. TCv/Total Floor Area = 60.51, Most recent sale 08/28/2020 for 35,500						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	19,400	19,400	19,400	17,611	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,800	0	0	475	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	24,200	24,200	24,200	18,086	18,086	0

009-021-024-80
Property Class: 402
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

HOBBS DAVID J & KAITLIN R
W LOTAN RD
LAKE CITY, MI 49651

SEC 21 T22N R8W (0*2020) PART OF PCL 4 OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P 17 DESC AS: THAT PART OF BEG AT NE COR SEC 28, TH S 0 DEG 34'39"W 1317.20 FT, N 89 DEG 04'44"W 903.90 FT, N 33 DEG 29'58"E 103.51 FT, N 19 DEG 53'07"W 156.77 FT, N 38 DEG 49'54"W 210.98 FT, N 52 DEG 11'53"W 396.89 FT, N 07 DEG 55'06"W 285.53 FT, N 31 DEG 59'47"W 190.88 FT, N 85 DEG 42'09"W 318.73 FT, S 56 DEG 49'18"W 371.35 FT, S 85 DEG 36'31"W 137.73 FT, N 52 DEG 47'21"W 167.10 FT, N 63 DEG 58'46"E 262.31 FT, N 29 DEG 44'41"E 327.86 FT, N 09 DEG 58'44"W 249.43 FT, N 38 DEG 06'06"W 118.20 FT, N 49 DEG 43'58"E 412.25 FT, S 47 DEG 22'11"E 853.96 FT, S 55 DEG 25'23"E 190.33 FT, S 89 DEG 14'52"E 1016.96 FT TO POB LYING IN SEC 21. APPROX 10A. SPLIT ON 04/07/2020 FROM 009-021-024-00;

Split/Comb. on 04/01/2020 completed 04/01/2020 TIM ;
Parent Parcel(s): 009-021-024-00;
Child Parcel(s): 009-021-024-50, 009-021-024-60, 009-021-024-70, 009-021-024-80, 009-021-024-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

~367.63 X 1184.887 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	200.00	400.00	1.0000	1.0000	250	100		50,000
Residentia PARTOF>40@\$3800		8.16 Acres			3800	100		31,019
200 Actual Front Feet, 10.00 Total Acres					Total Est.		Land Value =	81,019

2026 Est. T.C.V. 009-021-024-80 = 81,019

Est. TCV/Total Floor Area = 101.27, Most recent sale 09/30/2020 for 300,800

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
35,100	35,100	35,100	27,944	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,400	0	0	754	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,500	40,500	40,500	28,698	28,698	28,698	

009-021-024-90
Property Class: 402
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

HOBBS DAVID J & KAITLIN R
W LOTAN RD
LAKE CITY, MI 49651

SEC 21 T22N R8W THAT PART BEG AT S1/4 COR TH N0°27'11"E 533.51FT, N82°52'08"E 299.33FT, S34°18'19"E 413.39FT, S02°23'13"E 204.23FT, S34°28'21"W 258.27FT, S76°45'27"W 236.42FT, S06°03'05"W 126.04FT, S37°22'54"E 117.97FT, S78°2'57"E 203.44FT, N71°49'52"E 243.57FT, N57°14'53"E 183.55FT, S87°25'33"E 324.98FT, S02°2'21"W 366.99FT, S38°31'26"E 7.65FT, S80°28'03"E 150.32FT, S25°19'35"E 141.51FT, S62°34'48"E 225.64FT, S34°22'10"E 124.47FT, S14°22'04"E 145.73FT, S39°22'36"W 84.58FT, N89°04'44"W 1639.31FT, N88°51'29"W 180.68FT, N0°23'06"E 1309.50FT, S88°50'29"E 181.22FT TO POB. APPROX 7A (PART OF PCL 5 2020-00766 CSUR)
SPLIT ON 04/01/2020 FROM 009-021-024-00;

Split/Comb. on 04/01/2020 completed 04/01/2020 TIM ;
Parent Parcel(s): 009-021-024-00;
Child Parcel(s): 009-021-024-50, 009-021-024-60, 009-021-024-70, 009-021-024-80, 009-021-024-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia INFERIOR@	\$1400	7.00	Acres	1400	100			9,800
		7.00	Total Acres				Total Est. Land Value =	9,800

2026 Est. T.C.V. 009-021-024-90 = 9,800

Est. TCV/Total Floor Area = 12.25, Most recent sale 09/30/2020 for 300,800

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
4,900	4,900	4,900	4,773	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	127	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,900	4,900	4,900	4,901	4,900	4,900	

009-021-024-95	2026 Est. T.C.V.	MISSAUKEE COUNTY ROAD COMMISSION
Property Class: 402		
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W THAT PART OF SW 1/4 OF SE 1/4 LYING 33 FT EITHER SIDE OF A LINE BEG 283.35 FT W OF SE COR THOF, TH N 47 DEG 57'28"W 791.6 FT TO PC OF A 600 FT RADIUS CURVE TO THE LEFT, NW'LY ALG CURVE 519.06 FT (LONG CHORD N 72 DEG 44'28"W 503.02 FT TO A PT OF A REVERSE CURVATURE TH NW'LY 258.23 FT ALG A 600 FT RADIUS CURVE (LONG CHORD N 85 DEG 11'37"W 256.24 FT) TO POE.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

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

2026 Est. T.C.V. 009-021-024-95	=	0

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	0	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-022-001-00	2026 Est. T.C.V.	HARRIS ANTHONY E & HARRIS LAWRENCE
Property Class: 102		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

E 1/2 OF NW SEC 22 T22N R8W 80 A M/L

SPLIT ON 12/31/2011 INTO 009-022-001-50: FORMERLY: SEC 22 T22N R8W E 1/2 OF NW
1/4 EXC N 605 FT OF W 1120 FT THOF & W/2 OF NE/4. 144.44 AC. M/L SPLIT ON
12/03/2007 INTO 009-022-001-90;

FORMERLY: SEC 22 T22N R8W W 1/2 OF NE 1/4 80 AC. M/L

Split/Comb. on 12/31/2011 completed 12/31/2011 tim EXEMPT SPLIT >40 A EA
TO 022-001-50;

Parent Parcel(s): 009-022-001-00;

Child Parcel(s): 009-022-001-50;

Split/Comb. on 12/03/2007 completed 12/03/2007 RAY ;

Parent Parcel(s): 009-022-001-00;

Child Parcel(s): 009-022-001-90;

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 66 - 120 Acres		80.00 Acres			3800	100		304,000
		80.00 Total Acres					Total Est. Land Value =	304,000

2026 Est. T.C.V. 009-022-001-00 = 304,000

Est. TCV/Total Floor Area = 380.00, Most recent sale 11/16/2018 for 150,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
128,000	128,000	128,000	41,215	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	24,000	0	0	1,112	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
152,000	152,000	152,000	42,327	42,327	42,327

009-022-001-50 2026 Est. T.C.V. HARRIS ANTHONY
 Property Class: 401 LAKE TOWNSHIP 8519 W KELLY RD
 Map #: LAKE CITY, MI 49651

SEC 22 T22N R8W E 1/2 OF NW 1/4 EXC N 605 FT OF W 1120 FTOF 64.4444A

SPLIT ON 12/31/2011 FROM 009-022-001-00;

Split/Comb. on 12/31/2011 completed 12/31/2011 tim EXEMPT SPLIT >40 A EA
 TO 022-001-50;

Parent Parcel(s): 009-022-001-00;

Child Parcel(s): 009-022-001-50;

 Split/Comb. on 12/03/2007 completed 12/03/2007 RAY ;

Parent Parcel(s): 009-022-001-00;

Child Parcel(s): 009-022-001-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3800	64.45	Acres	3800	100			244,910
64.45 Total Acres Total Est. Land Value =								244,910

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.53	1200	50	3,918
D/W/P: 4in Ren. Conc.	6.53	96	50	313
Wood Frame	18.61	288	50	2,680
Metal Prefab	13.30	96	50	638
Total Estimated Land Improvements True Cash Value =				7,549

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1994

Description of Occupancy: MAIN BUILDING

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Good

Stories: 1 Story Height: 10 Perimeter: 326

Overall Building Height: 10

Base Rate for Upper Floors = 37.99

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 3.10 100%

Adjusted Square Foot Cost for Upper Floors = 41.09

Total Floor Area: 4,840 Base Cost New of Upper Floors = 198,876

Reproduction/Replacement Cost = 198,876

Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0

Total Depreciated Cost = 131,258

ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 122,070

Replacement Cost/Floor Area= 41.09 Est. TCV/Floor Area= 25.22

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2017

Description of Occupancy: SOUTH BUILDING

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average

Stories: 1 Story Height: 10 Perimeter: 142

Base Rate for Upper Floors = 26.20

Adjusted Square Foot Cost for Upper Floors = 26.20

Total Floor Area: 1,240 Base Cost New of Upper Floors = 32,488

Parcel Number: 009-022-001-50

Page: 2

	Reproduction/Replacement Cost =	32,488
Eff.Age:5	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0	
	Total Depreciated Cost =	29,239
ECF (4012 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 2 =	27,192
	Replacement Cost/Floor Area= 26.20	Est. TCV/Floor Area= 21.93

Total Estimated True Cash Value of Commercial/Industrial Buildings =	149,262

2026 Est. T.C.V. 009-022-001-50	=	401,721
Est. TCV/Total Floor Area = 66.07, Most recent sale 10/09/2012 for 95,000		
2025 Assessed	MBOR	S.E.V.
191,000	191,000	191,000
		Base for Cap
		IRM
		124,076
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	9,900	0
		Tax Adjustment
		3,350
		Losses
		0
2026 Assessed	MBOR	S.E.V.
200,900	200,900	200,900
		Capped
		127,426
		->Taxable<-
		127,426
		PRE/MBT
		0

009-022-001-90	2026 Est. T.C.V.	HARRIS EVA MARIE
Property Class: 401		8539 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

.SEC 22 T22N, R8W N 605 FT OF W 1120 FT OF E/2 OF NW/4 EXC N 360 FT OF W 660 FT
THEREOF. 10.10 AC. M/L
SPLIT ON 12/03/2007 FROM 009-022-001-00;

Split/Comb. on 12/03/2007 completed 12/03/2007 RAY ;
Parent Parcel(s): 009-022-001-00;
Child Parcel(s): 009-022-001-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.10 Acres			5600	100		56,560
		10.10 Total Acres					Total Est. Land Value =	56,560

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.60	388	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 5 Blt 2010

(11) Heating System: Forced Heat & Cool
Ground Area = 1160 SF Floor Area = 2392 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,160		
1 Story	Siding	Overhang	72		
		Total:		311,950	274,495

Other Additions/Adjustments

Exterior			
Stone Veneer	160	5,853	5,151

Plumbing

Average Fixture(s)	1	1,422	1,251
3 Fixture Bath	1	4,478	3,941

Water/Sewer

1000 Gal Septic	1	4,689	4,126
Water Well, 100 Feet	1	5,734	5,046

Porches

WCP (1 Story)	448	15,443	13,590
CCP (1 Story)	72	2,208	1,943

Garages

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

Base Cost	676	26,776	23,563
Common Wall: 1 Wall	1	-2,589	-2,278
Door Opener	1	527	464

Built-Ins

Appliance Allow.	1	2,713	2,387

Totals: 379,204 333,679

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 410,425

Parcel Number: 009-022-001-90

Page: 2

2026 Est. T.C.V. 009-022-001-90 = 467,935
 Est. TCV/Total Floor Area = 195.63, Most recent sale 05/05/2008 for 5,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
201,000	201,000	201,000	117,423	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	33,000	0	3,170	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
234,000	234,000	234,000	120,593	120,593	120,593

009-022-002-00
 Property Class: 402
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

KOŁODZIEJ PATRICIA TRUST
 S DICKERSON RD
 LAKE CITY, MI 49651

. SEC 22 T22N R8W N 1/2 OF S 1/2 OF NE 1/4 OF NE 1/4. 10 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.00	Acres		5600	100		56,000
		10.00	Total Acres				Total Est. Land Value =	56,000

2026 Est. T.C.V. 009-022-002-00							=	56,000
Est. TCV/Total Floor Area = 23.41, Most recent sale 11/03/2017 for 1								
2025 Assessed	MBOR	S.E.V.		Base for Cap		IRM		
25,000	25,000	25,000		7,788		2.70		
2026 New Eq. Adjustment		Loss		Additions		Tax Adjustment		Losses
0	3,000	0		0		210		0
2026 Assessed	MBOR	S.E.V.		Capped		->Taxable<-		PRE/MBT
28,000	28,000	28,000		7,998		7,998		0

009-022-003-00	2026 Est. T.C.V.	CIARAVINO MARIE H
Property Class: 401		3200 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 22 T22N R8W S 1/2 OF S 1/2 OF NE 1/4 OF NE 1/4. 10 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.00	Acres		5600	100		56,000
		10.00	Total Acres				Total Est. Land Value =	56,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	1153	50	4,225
Wood Frame	24.86	120	50	1,491
Wood Frame	33.62	48	50	807
Total Estimated Land Improvements				True Cash Value = 6,523

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1993

(11) Heating System: Wall Furnace

Ground Area = 871 SF Floor Area = 871 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	871		
			Total:	44,957	15,736

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	168	1,875	656

Plumbing

Average Fixture(s)	1	783	274

Water/Sewer

1000 Gal Septic	1	4,109	1,438
Water Well, 50 Feet	1	3,344	1,170

Deck

Treated Wood	32	1,299	455
Treated Wood	80	2,086	730

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	720	14,702	5,146

Built-Ins

Appliance Allow.	1	1,607	562

Totals:	74,762	26,167

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:	24,597

Cost Est. for Res. Bldg: 2 Single Family 1S Cls CD Blt 2025

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1292 SF Floor Area = 1292 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,292		
			Total:	153,359	151,825

Other Additions/Adjustments

Parcel Number: 009-022-003-00

Page: 2

Plumbing

Average Fixture(s)	1	1,185	1,173
2 Fixture Bath	1	2,502	2,477

Water/Sewer

1000 Gal Septic	1	4,386	4,342
Water Well, 100 Feet	1	5,415	5,361

Porches

CCP (1 Story)	304	7,123	7,052

Built-Ins

Appliance Allow.	1	1,897	1,878

Totals:	175,867	174,108

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 214,153
 80% Completed => Est. True Cash Value 2026 = 171,322

2026 Est. T.C.V. 009-022-003-00 = 258,442

Est. TCV/Total Floor Area = 119.48, Most recent sale 08/01/1997 for 52,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
84,500	84,500	84,500	35,319	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
87,300	-42,600	0	87,300	953	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
129,200	129,200	129,200	123,572	123,572	123,572

009-022-004-00	2026 Est. T.C.V.	COLLINSWORTH RICHARD L
Property Class: 401		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 22 T22N R8W S 1/2 OF SE 1/4 OF NE 1/4. 20A. A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29 @\$5000	20.00	Acres	5000	100			100,000
		20.00	Total Acres				Total Est. Land Value =	100,000

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

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

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

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	960	20,966	19,918

Totals:	20,966	19,918

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 24,499

2026 Est. T.C.V. 009-022-004-00 = 124,499

Est. TCV/Total Floor Area = 0.00, Most recent sale 03/01/2000 for 21,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
48,200	48,200	48,200	26,893	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,000	0	0	726	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
62,200	62,200	62,200	27,619	27,619	0	

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	0	0	0	0	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	0	0	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	0	0	0	0	0	0	

009-022-006-85 2026 Est. T.C.V. ANDERSON KIMMY
 Property Class: 401 8125 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 22 T22N R8W BEG 565.42FT W OF NE COR OF NE1/4 TH W 330FT, S264FT, E330FT,
 N264FT TO POB 2 A.
 SPLIT ON 12/10/2018 FROM 009-022-006-00;

Split/Comb. on 12/10/2018 completed 12/10/2018 TIM ;
 Parent Parcel(s): 009-022-006-00;
 Child Parcel(s): 009-022-006-85;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	264.00	0.8823	0.9013	110	100		28,868
330 Actual Front Feet, 2.00 Total Acres							Total Est. Land Value =	28,868

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	216	50	751
Total Estimated Land Improvements				751

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 2010

(11) Heating System: Forced Warm Air
 Ground Area = 1216 SF Floor Area = 1216 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	1216		
Total:				71,287	54,178

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	184	2,156	1,639

Plumbing

Average Fixture(s)	1	1,010	768
3 Fixture Bath	1	2,944	2,237

Water/Sewer

1000 Gal Septic	1	4,689	3,564
Water Well, 100 Feet	1	5,734	4,358

Deck

Treated Wood	180	3,721	2,828

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 624 22,720 17,267

Built-Ins

Appliance Allow.	1	2,713	2,062

Totals: 116,974 88,901

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 83,567

2026 Est. T.C.V. 009-022-006-85 = 113,186

Est. TCV/Total Floor Area = 93.08

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
46,300	46,300	46,300	44,784	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	10,300	0	1,209	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

56,600

56,600

56,600

45,993

45,993

45,993

009-022-006-95	2026 Est. T.C.V.	LAKE TOWNSHIP
Property Class: 201		8105 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 22 T22N R8W BEG S 89 DEG 30' W 306.42 FT FROM NE COROF NE 1/4, TH S 89 DEG 30' W 259 FT, S 01 DEG 10' E 220.75 FT, N 89 DEG 30' E 254 FTN 0 DEG 30' W 220.7 FT TO POB. 1.3A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL <2A M/L			1.30 Acres		18000	100		23,400
			1.30 Total Acres				Total Est. Land Value =	23,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.67	20000	100	53,400

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/PATR/PICSA	43.90	480	100	21,072
Total Estimated Land Improvements True Cash Value =				74,472

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Description of Occupancy: CAL 140

Costs are taken from the Office Buildings cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Low Cost
Stories: 1 Story Height: 10 Perimeter: 375

Base Rate for Upper Floors = 96.36

(10) Heating system: Package Heating & Cooling Cost/SqFt: 27.55 100%

Adjusted Square Foot Cost for Upper Floors = 123.91

Total Floor Area: 4,506 Base Cost New of Upper Floors = 558,338

Reproduction/Replacement Cost = 558,338

Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0

Total Depreciated Cost = 379,670

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals

Item Description	Cost Col.	Rate	# or SqFt	Height	Storys	Cost

(39) Miscellaneous

Canopies & Marquees:

Wood Frame	1 Up	36.50	75	1.000	1.000	2,738

Total Cost of Lump-Sum Items = 2,738

Total Cost New = 2,738

Architectural Multiplier: 0.66

Reproduction/Replacement Cost = 1,807

Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0

Total Depreciated Cost = 1,229

Local Cost Items	Rate	Quantity/Area	%Good	Depr.Cost
WATER WELL	5000.00	1	90	4,500
SEWER	3000.00	1	90	2,700

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 1 = 411,384

Replacement Cost/Floor Area= 125.91 Est. TCV/Floor Area= 91.30

Total Estimated True Cash Value of Commercial/Industrial Buildings = 411,384

2026 Est. T.C.V. 009-022-006-95 = 0

Est. TCV/Total Floor Area = 0.00

Parcel Number: 009-022-006-95

Page: 2

2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM	
	0		0	0	0	2.70	
2026	New	Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
	0		0	0	0	0	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	0		0	0	0	0	0

009-022-007-00	2026 Est. T.C.V.	JENEMA JASON M & LYNN M
Property Class: 401		3350 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 22 T22N R8W N 1/2 OF SE 1/4 OF NE 1/4. 20 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29 @\$5000	20.00	Acres	5000	100			100,000
		20.00	Total Acres				Total Est. Land Value =	100,000

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 10 Blt 2004

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1380 SF Floor Area = 2070 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Pine Logs	Basement	1,380		
			Total:	291,978	248,173

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 200 Feet	1	10,565	8,980

Porches

WCP (1 Story)	180	7,909	7,434	*94% Good

Deck

Pine w/Roof (Deck Portion)	180	2,972	2,526
Pine w/Roof (Roof portion)	180	3,022	2,569
w/Roof (Roof portion)	519	7,780	6,613

Garages

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

Base Cost	840	37,766	32,101
Storage Over Garage	672	8,897	7,562
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	1	527	448

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals: 382,129 325,512

Notes: 1PS PINE LOG

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 400,380

Cost Est. for Res. Bldg: 2 Mobile Home HUD Cls Average Blt 1971

(11) Heating System: Wall Furnace

Ground Area = 1080 SF Floor Area = 1080 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Parcel Number: 009-022-007-00

Page: 2

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	600		
Addition	Siding	Crawl	160		
Addition	Siding	Slab	320		
			Total:	81,809	28,633

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,010	353
Water/Sewer					
1000 Gal Septic			1	4,689	1,641
Water Well, 50 Feet			1	3,344	1,170
Porches					
WCP (1 Story)			80	4,008	1,403
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			576	23,910	8,368
Class: C Exterior: Pole (Unfinished)					
Base Cost			832	20,941	7,329
Built-Ins					
Appliance Allow.			1	2,713	950
			Totals:	142,424	49,847

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 46,856

2026 Est. T.C.V. 009-022-007-00				=	551,986	
Est. TCV/Total Floor Area = 175.23, Most recent sale 01/01/1999 for 64,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
231,500	231,500	231,500	130,650	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	44,500	0	3,527	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
276,000	276,000	276,000	134,177	134,177	134,177	

009-022-009-00	2026 Est. T.C.V.	DUVALL JON & LEANN DUVALL
Property Class: 401		8909 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 22 T22N R8W E 1/2 OF NW 1/4 OF NW 1/4 OF NW 1/4. 5 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$9000			5.00 Acres		9000	100		45,000
		5.00 Total Acres			Total Est.		Land Value =	45,000

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 2001

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1680 SF Floor Area = 1680 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,680		
			Total:	192,413	163,552

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	1,007
3 Fixture Bath	1	3,721	3,163

Water/Sewer

1000 Gal Septic	1	4,386	3,728
Water Well, 50 Feet	1	3,344	2,842

Deck

Treated Wood	64	1,908	1,622
Treated Wood	9	395	336

Garages

Class: CD Exterior: Pole (Unfinished)

Door Opener	2	935	795
Base Cost	1200	25,428	21,614

Built-Ins

Appliance Allow.	1	1,897	1,612

Totals: 235,612 200,271

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 246,333

2026 Est. T.C.V. 009-022-009-00 = 291,333

Est. TCV/Total Floor Area = 173.41, Most recent sale 01/01/2001 for 15,700

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
120,000	120,000	120,000	53,555	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	25,700	0	1,445	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
145,700	145,700	145,700	55,000	55,000	55,000

009-022-009-50	2026 Est. T.C.V.	CELMER KATHLEEN
Property Class: 401		8981 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 22 T22N R8W (2*2002) W 1/2 OF NW 1/4 OF NW 1/4 OF NW 1/4 EXC N 339.44 FT OF E 129.36 FT TH OF. 3.992A.

2016-01611 EXEMPT PARCEL BOUNDARY TRANSFER FROM 022-009-90

FORMERLY SEC 22 T22N R8W (2*2002) W 1/2 OF NW 1/4 OF NW 1/4 OF NW 1/4 EXC N 379.44 FT OF E 143.51 FT THOF. 3.75A.

2016-01611 EXEMPT PARCEL BOUNDARY TRANSFER FROM 022-009-90 BACK 40' AND THE WEST 14.15' TO ADJ 022-009-50

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$9000		3.99 Acres			9000	100		35,928
		3.99 Total Acres					Total Est. Land Value =	35,928

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	1377	0	0
D/W/P: 4in Concrete	6.47	1275	0	0
D/W/P: 4in Concrete	6.47	100	0	0
Wood Frame	21.54	240	50	2,585

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
				Total Estimated Land Improvements True Cash Value = 5,085

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1988

(11) Heating System: Forced Heat & Cool

Ground Area = 1322 SF Floor Area = 1322 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,322		
			Total:	183,896	128,725

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	829
3 Fixture Bath	1	3,721	2,605

Water/Sewer

1000 Gal Septic	1	4,386	3,070
Water Well, 50 Feet	1	3,344	2,341

Porches

CPP	38	983	688

Deck

Treated Wood	509	7,192	5,034

Garages

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

Base Cost	768	23,478	16,435

Built-Ins

Appliance Allow.	1	1,897	1,328

Totals:	230,082	161,055

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 198,098

Parcel Number: 009-022-009-50

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2026 Est. T.C.V. 009-022-009-50 = 239,111
 Est. TCV/Total Floor Area = 180.87, Most recent sale 05/01/2002 for 5,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
98,700	98,700	98,700	59,420	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	20,900	0	0	1,604	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
119,600	119,600	119,600	61,024	61,024	61,024

009-022-009-90	2026 Est. T.C.V.	HALL BROCK J
Property Class: 401		8945 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2016-01713 COMMENCING AT THE NW CORNER WEST 1/2 OF THE NW 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 22, T22N, R8W., THENCE S89DEG21'58"E ALONG THE NORTH SECTION LINE 187.24 FEET TO THE POINT OF BEGINNING; THENCE S89DEG21'58"E 143.51 FEET; THENCE S00DEG00'20"W 379.44 FEET; THENCE N89DEG21 '58"W 143.51 FEET; THENCE N00DEG00'20"E 379.44 FEET TO THE POINT OF BEGINNING. EXCEPT THE WEST 14.51 FEET THEREOF AND EXCEPT THE SOUTH 40 FEET.

2016-01611 PARCEL BOUNDARY TRANSFER TO ADJ PIN & 2016-01751 AMEND LAND CONTRACT TO EXCLUDE THE WEST 14.51' & EXCLUDE THE SOUTH 40'.
FORMERLY SEC 22 T22N R8W (0*2002) N 379.44 FT OF E 143.51 FT OF W 1/2 OF NW 1/4 OF NW 1/4 OF NW 1/4. 1.25A.

2016-01751 AMEND LAND CONTRACT TO EXCLUDE THE WEST 14.51' & EXCLUDE THE SOUTH 40'.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	129.36	339.44	1.1151	0.9598	110	100		15,229
129 Actual Front Feet, 1.01 Total Acres							Total Est. Land Value =	15,229

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	240	0	0
D/W/P: Crushed Rock	2.26	1000	0	0
Wood Frame	23.38	320	50	3,741
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				4,691

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1120 SF Floor Area = 1120 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,120		
			Total:	153,812	130,741

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

WCP (1 Story)	80	4,489	3,816
WCP (1 Story)	85	4,644	3,947

Deck

Treated Wood	34	1,406	1,195

Garages

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

Base Cost	576	23,910	20,323
Common Wall: 1 Wall	1	-2,589	-2,201

Built-Ins

Appliance Allow.	1	2,713	2,306

Parcel Number: 009-022-009-90

Page: 2

Fireplaces

Interior 1 Story	1	5,235	4,450

Totals:	209,943	178,452

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	219,496

2026 Est. T.C.V. 009-022-009-90	=	239,416

Est. TCV/Total Floor Area = 213.76, Most recent sale 06/01/2018 for 127,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
102,900	102,900	102,900	75,946	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,800	0	2,050	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
119,700	119,700	119,700	77,996	77,996	77,996

009-022-010-00	2026 Est. T.C.V.	KENDALL JONATHON D
Property Class: 401		8745 W KELLY RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 22 T22N R8W NE 1/4 OF NW 1/4 OF NW 1/4 EXC E 132 FT THOF & EXC W 296 FT THOF. 3.5152A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	234.00	657.00	0.9615	1.1321	110	100		28,018
234 Actual Front Feet, 3.53 Total Acres							Total Est. Land Value =	28,018

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 2016

(11) Heating System: Forced Warm Air
 Ground Area = 1216 SF Floor Area = 1216 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	1216		
			Total:	92,239	73,791

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,293	1,034

Water/Sewer

1000 Gal Septic	1	5,433	4,346
Water Well, 50 Feet	1	3,351	2,681

Deck

Treated Wood w/Roof (Deck Portion)	200	4,252	3,402
Treated Wood w/Roof (Roof portion)	200	4,464	3,571
Treated Wood	16	758	606

Built-Ins

Appliance Allow.	1	3,899	3,119

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	1380	29,242	23,394
No Concrete Floor	1380	-8,266	-6,613

Totals: 136,665 109,331

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 102,771

2026 Est. T.C.V. 009-022-010-00 = 130,789

Est. TCV/Total Floor Area = 107.56, Most recent sale 04/20/2010 for 30,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
53,100	53,100	53,100	43,775	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,300	0	0	1,181	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
65,400	65,400	65,400	44,956	44,956	0	

009-022-010-50	2026 Est. T.C.V.	REED REX R JR & ROSEANNA K
Property Class: 401		8851 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 22 T22N R8W E 180 FT OF W 296 FT OF NE 1/4 OF NW 1/4 IF NW 1/4. 2.7273A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	180.00	657.00	1.0267	1.1321	110	100		23,013
180 Actual Front Feet, 2.71 Total Acres							Total Est. Land Value =	23,013

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.26	480	50	542
Total Estimated Land Improvements				True Cash Value = 542

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1248 SF Floor Area = 1248 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,248		
			Total:	169,144	135,315

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 50 Feet	1	3,344	2,675

Deck

Treated Wood	140	3,160	2,686	*85% Good
Treated Wood	12	537	456	*85% Good

Garages

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

Base Cost	576	21,479	17,183

Built-Ins

Appliance Allow.	1	2,713	2,170

Porches

WPP	12	623	548	*88% Good

Totals: 211,589 169,504

Notes: HOLLY PARK HUD MHSE#2HP995721

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 167,809

2026 Est. T.C.V. 009-022-010-50 = 191,364

Est. TCV/Total Floor Area = 153.34

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
74,700	74,700	74,700	39,642	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	21,000	0	0	1,070	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
95,700	95,700	95,700	40,712	40,712	40,712	

009-022-011-00	2026 Est. T.C.V.	KENDALL JONATHON D
Property Class: 401		8741 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 22 T22N R8W E 132 FT OF NE 1/4 OF NW 1/4 OF NW 1/4. 2 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	132.00	657.00	1.1095	1.1321	110	100		18,237
132 Actual Front Feet, 1.99 Total Acres							Total Est. Land Value =	18,237

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	17.40	80	50	696

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	95	950
Total Estimated Land Improvements True Cash Value =				1,646

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1976

(11) Heating System: Wall Furnace

Ground Area = 840 SF Floor Area = 840 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	840		
			Total:	46,794	16,378

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	132	1,513	530

Water/Sewer

1000 Gal Septic	1	4,386	1,535
Water Well, 50 Feet	1	3,344	1,170

Deck

Treated Wood	112	2,630	920
w/Roof (Roof portion)	992	13,323	4,663

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	960	20,966	7,338
No Concrete Floor	960	-5,750	-2,013

Totals: 87,206 30,522

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 28,690

2026 Est. T.C.V. 009-022-011-00 = 48,573

Est. TCV/Total Floor Area = 57.83

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
20,000	20,000	20,000	9,742	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,300	0	263	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
24,300	24,300	24,300	10,005	10,005	0	

009-022-012-00	2026 Est. T.C.V.	FLOWERS ANTHONY G &
Property Class: 401		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 22 T22N R8W S 1/2 OF NW 1/4 OF NW 1/4. 20 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29 @\$5000	20.00	Acres	5000	100			100,000
		20.00	Total Acres				Total Est. Land Value =	100,000

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

(11) Heating System: Space Heater

Ground Area = 864 SF Floor Area = 864 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	864		
			Total:	98,325	63,912

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	642

Water/Sewer

1000 Gal Septic	1	4,109	2,671
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,607	1,045

Fireplaces

Interior 1 Story	1	4,050	2,632

Totals: 112,423 73,076

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 89,884

2026 Est. T.C.V. 009-022-012-00 = 189,884

Est. TCV/Total Floor Area = 219.77

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
75,000	75,000	75,000	42,453	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	19,900	0	1,146	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
94,900	94,900	94,900	43,599	43,599	0	

009-022-013-00	2026 Est. T.C.V.	PRESSELL MARK A & CAROL J
Property Class: 401		8995 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 22 T22N R8W SW 1/4 OF NW 1/4. 40 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3800	40.00	Acres	3800	100			152,000
		40.00	Total Acres				Total Est. Land Value =	152,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.70	4700	0	0
D/W/P: 4in Ren. Conc.	6.60	504	0	0
D/W/P: Asphalt Paving	2.70	152	0	0
Wood Frame	17.88	480	50	4,291
Wood Frame	21.37	144	50	1,538
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	1	95	9,500
Total Estimated Land Improvements True Cash Value =				15,329

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 2001

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1580 SF Floor Area = 2370 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,580		
			Total:	328,242	262,604

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 100 Feet	1	5,734	4,587

Porches

WCP (1 Story)	276	10,066	8,053

Garages

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

Base Cost	676	26,776	21,421
Door Opener	2	1,054	843

Class: C Exterior: Pole (Unfinished)

Base Cost	2496	59,030	47,224

Built-Ins

Appliance Allow.	1	2,713	2,170

Deck

Treated Wood	905	11,530	9,224
w/Roof (Roof portion)	640	9,530	7,624

Breezeways

Frame Wall	122	8,235	6,588

Totals:	473,499	378,809

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 465,935

Parcel Number: 009-022-013-00

Page: 2

2026 Est. T.C.V. 009-022-013-00 = 633,264
 Est. TCV/Total Floor Area = 267.20, Most recent sale 05/01/1999 for 56,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
280,900	280,900	280,900	172,479	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	35,700	0	0	4,656	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
316,600	316,600	316,600	177,135	177,135	177,135

009-022-014-00	2026 Est. T.C.V.	RICHARDS BRIAN
Property Class: 401		8871 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 22 T22N R8W W 116 FT OF NE 1/4 OF NW 1/4 OF NW 1/4. 1.7576A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	116.00	657.50	1.1459	1.1323	110	100		16,556
116 Actual Front Feet, 1.75 Total Acres							Total Est. Land Value =	16,556

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	31.57	84	50	1,326
Total Estimated Land Improvements			True Cash Value =	1,326

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1992

(11) Heating System: Forced Warm Air
 Ground Area = 1462 SF Floor Area = 1462 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=47/100/100/100/47

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1280		
Addition	Siding	Crawl	182		
		Total:		91,703	43,100

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	192	2,250	1,057

Plumbing

Average Fixture(s)	1	1,010	475
3 Fixture Bath	1	2,944	1,384

Water/Sewer

1000 Gal Septic	1	4,689	2,204
Water Well, 50 Feet	1	3,344	1,572

Deck

Treated Wood	50	1,689	794
w/Roof (Roof portion)	160	2,734	1,285
w/Roof (Roof portion)	1476	21,963	10,323

Garages

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

Base Cost	384	16,247	7,636

Built-Ins

Appliance Allow.	1	2,713	1,275

Totals:	151,286	71,105

Notes: MANOR HOMES #M0209171

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 66,839

2026 Est. T.C.V. 009-022-014-00 = 84,721

Est. TCV/Total Floor Area = 57.95, Most recent sale 04/15/2015 for 35,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
34,600	34,600	34,600	16,769	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,800	0	0	452	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
42,400	42,400	42,400	17,221	17,221	0

009-022-015-00	2026 Est. T.C.V.	JOHNSON WILLIAM A & MEGAN M
Property Class: 401		8621 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 22 T22N R8W N 360 FT OF W 660 FT OF E 1/2 OF NW 1/4. 5.4545 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$9000			5.45 Acres		9000	100		49,050
			5.45 Total Acres				Total Est. Land Value =	49,050

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	600	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family BI Cls C -5 Blt 1976

(11) Heating System: Forced Air w/ Ducts

Ground Area = 960 SF Floor Area = 1536 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Bi-Level	Siding	Bi-Lev. 60%	960		
			Total:	173,956	113,077

Other Additions/Adjustments

Exterior

Brick Veneer	100	1,656	1,076

Plumbing

Average Fixture(s)	1	1,422	924

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174

Deck

Treated Wood	300	5,199	3,379

Garages

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

Base Cost	840	31,130	20,234
Common Wall: 1 Wall	1	-2,589	-1,683

Built-Ins

Appliance Allow.	1	2,713	1,763

Totals:	221,520	143,992

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 177,110

2026 Est. T.C.V. 009-022-015-00 = 227,110

Est. TCV/Total Floor Area = 147.86, Most recent sale 11/26/2019 for 160,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
93,000	93,000	93,000	70,246	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	20,600	0	0	1,896	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
113,600	113,600	113,600	72,142	72,142	72,142

009-022-016-00	2026 Est. T.C.V.	DAVIS DOUGLAS & MARYANN
Property Class: 401		8528 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 22 T22N R8W (0*1999) PCL 3 OF THE SURVEY RECORDED IN LIBER S-4 PP 24-36.
2.25A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	220.00	445.00	0.9765	1.0270	110	100		24,268
220 Actual Front Feet, 2.25 Total Acres								Total Est. Land Value = 24,268

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	780	50	3,186
D/W/P: 3.5 Concrete	6.58	250	50	822
Wood Frame	24.21	240	50	2,905

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				7,863

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 2000

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1380 SF Floor Area = 1380 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,380		
Total:				175,897	140,718

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 100 Feet	1	5,734	4,587

Porches

CPP	36	1,011	809

Deck

Treated Wood	203	4,025	3,220

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	720	27,972	22,378
Common Wall: 1 Wall	1	-2,589	-2,071
Door Opener	1	527	422

Built-Ins

Appliance Allow.	1	2,713	2,170

Totals: 221,401 177,122

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 217,860

2026 Est. T.C.V. 009-022-016-00 = 249,991

Est. TCV/Total Floor Area = 181.15, Most recent sale 09/30/2015 for 105,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
107,300	107,300	107,300	70,389	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	17,700	0	1,900	0

Parcel Number: 009-022-016-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
125,000	125,000	125,000	72,289	72,289	72,289

009-022-016-03	2026 Est. T.C.V.	HAMILTON TYLER & SALENA
Property Class: 401		8544 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 22 T22N R8W (0*1999) PCL 4 OF THE SURVEY RECORDED IN LIBER S-4 PP 24-36.
2.25A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	220.00	445.00	0.9765	1.0270	110	100		24,268
220 Actual Front Feet, 2.25 Total Acres							Total Est. Land Value =	24,268

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1900	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 2000

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1700 SF Floor Area = 2100 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,700		
1 Story	Siding	Overhang	400		
		Total:		287,295	244,202

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806
2 Fixture Bath	2	5,993	5,094

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

WCP (1 Story)	240	9,430	8,015

Deck

Treated Wood	239	4,488	3,815
Treated Wood	80	2,182	1,855
Treated Wood	256	4,692	3,988

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	840	37,766	32,101
Door Opener	2	1,054	896

Class: C Exterior: Pole (Unfinished)

Base Cost	768	19,776	16,810

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals: 391,712 332,957

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 409,537

2026 Est. T.C.V. 009-022-016-03 = 436,180
Est. TCV/Total Floor Area = 207.70, Most recent sale 04/04/2019 for 262,000

Parcel Number: 009-022-016-03

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	187,200	187,200	187,200	154,898	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	30,900	0	0	4,182	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	218,100	218,100	218,100	159,080	159,080	159,080

009-022-016-06	2026 Est. T.C.V.	HAMILTON TYLER & SALENA
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 22 T22N R8W (0*1999) PCL 5 OF THE SURVEY RECORDED IN LIBER S-4 PP 24-36.
2.25A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	220.00	445.00	0.9765	1.0270	110	100		24,268
220 Actual Front Feet,	2.25	Total Acres			Total Est.		Land Value =	24,268

2026 Est. T.C.V. 009-022-016-06 = 24,268

Est. TCV/Total Floor Area = 11.56, Most recent sale 04/04/2019 for 262,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
9,900	9,900	9,900	5,165	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,200	0	139	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,100	12,100	12,100	5,304	5,304	5,304	

009-022-016-09 2026 Est. T.C.V. CORNETTE DANNY L & CHARLOTTE B
 Property Class: 401 8656 W LOTAN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 22 T22N R8W (0*1999) PCL 6 OF THE SURVEY RECORDED IN LIBER S-4 PP 24-36.
 2.25A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	220.00	445.00	0.9765	1.0270	110	100		24,268
220 Actual Front Feet, 2.25 Total Acres Total Est. Land Value =								24,268

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	450	0	0
Wood Frame	24.86	120	50	1,491

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,441

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 2003

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1352 SF Floor Area = 1352 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,352		
Total:				159,461	132,353

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	984
3 Fixture Bath	1	3,721	3,088

Water/Sewer

1000 Gal Septic	1	4,386	3,640
Water Well, 100 Feet	1	5,415	4,494

Porches

CCP (1 Story)	416	9,726	8,073

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	360	10,400	8,632

Class: CD Exterior: Pole (Unfinished)

Base Cost	1152	24,411	20,261

Built-Ins

Appliance Allow.	1	1,897	1,575

Deck

w/Roof (Roof portion)	288	3,986	3,308

Totals: 224,588 186,408

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 229,282

2026 Est. T.C.V. 009-022-016-09 = 255,991

Est. TCV/Total Floor Area = 189.34, Most recent sale 05/01/2000 for 10,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
109,800	109,800	109,800	43,457	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	18,200	0	1,173	0

Parcel Number: 009-022-016-09

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
128,000	128,000	128,000	44,630	44,630	44,630

009-022-016-12	2026 Est. T.C.V.	SHURLOW JEFFERY ALAN & AIMEE RAYE
Property Class: 401		8688 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 22 T22N R8W (0*1999) PCL 7 OF THE SURVEY RECORDED IN LIBER S-4 PP 24-36.
2.25A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	220.00	445.00	0.9765	1.0270	110	100		24,268
220 Actual Front Feet, 2.25 Total Acres							Total Est. Land Value =	24,268

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	33.84	80	50	1,353
D/W/P: 4in Ren. Conc.	8.17	209	0	0
Wood Frame	24.38	224	50	2,730
Total Estimated Land Improvements True Cash Value =				4,083

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C 5 Blt 2003

(11) Heating System: Forced Heat & Cool
Ground Area = 2210 SF Floor Area = 2210 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,586		
1 Story	Siding	Crawl Space	624		
			Total:	302,093	256,771

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

WSEP (1 Story)	130	7,773	6,607
WPP	14	727	618

Deck

Treated Wood	168	3,558	3,024
w/Roof (Roof portion)	60	1,142	971

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	672	26,665	22,665
Storage Over Garage	444	5,879	4,997
Door Opener	2	1,054	896

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals: 367,927 312,730

Notes: 2003 NORTHRIDGE MHD

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 309,603

2026 Est. T.C.V. 009-022-016-12 = 337,954

Est. TCV/Total Floor Area = 152.92, Most recent sale 03/15/2019 for 124,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
131,600	131,600	131,600	101,322	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

Parcel Number: 009-022-016-12

Page: 2

0	37,400	0	0	2,735	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
169,000	169,000	169,000	104,057	104,057	104,057

009-022-016-15	2026 Est. T.C.V.	FAWCETT NAOMI & DONOVAN
Property Class: 401		8746 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2017-01533 PARCE18: PART OF THE EAST 1/2 OF THE SOUTHWEST 1/2 OF SECTION 22, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING N89°38'49"W. ALONG THE SOUTH SECTION LINE, 1099.75 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 22; THENCE N89°38'49"W, ALONG THE SOUTH SECTION LINE, 219.95 FEET; THENCE N00°09'57"W ALONG THE WEST 1/8 LINE 445.60 FEET; THENCE S89°38'50"E 220.11 FEET; THENCE S00°08'41 "E 445.60 FEET BACK TO THE POB. TOGETHER WITH A 15 FOOT WIDE PRIVATE UTILITY EASEMENT NOTH OF AND ADJACENT TO THE 'LY ROW LINE OF LOTAN RD.

FORMERLY 2013-00393 PARCEL 8 AS SHOWN IN BOOK OF SURVEYS S-4, PAGES 24 THROUGH 36, INCLUSIVE, MISSAUKEE COUNTY RECORDS, BEING A PART OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 22, TOWNSHIP 22 NORTH, RANGE 8 WEST LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, TOGETHER WITH ALL IMPROVEMENTS, APPURTENANCES, TENEMENTS AND HEREDITAMENTS THERETO, BUT SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD AND ZONING LAWS AND ORDINANCES AFFECTING THE PREMISES.
FORMERLY SEC 22 T22N R8W (0*1999) PCL 8 OF THE SURVEY RECORDED IN LIBER S-4 PP 24-36. 2.25A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	220.00	445.50	0.9765	1.0273	110	100		24,275
220 Actual Front Feet, 2.25 Total Acres Total Est. Land Value =								24,275

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	31.56	88	50	1,388
D/W/P: 3.5 Concrete	6.16	16	0	0
D/W/P: 3.5 Concrete	6.16	48	0	0
Wood Frame	21.54	240	50	2,585
Wood Frame	21.91	200	50	2,191
Total Estimated Land Improvements True Cash Value =				6,164

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2017

(11) Heating System: Forced Heat & Cool
Ground Area = 960 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	960		
Total:				121,352	115,283

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	1,126

Water/Sewer

1000 Gal Septic	1	4,386	4,167
Water Well, 100 Feet	1	5,415	5,144

Porches

WCP (1 Story)	80	4,052	3,849

Built-Ins

Appliance Allow.	1	1,897	1,802

Fireplaces

Wood Stove	1	2,107	2,002

Carports

Aluminum	360	4,741	4,504

Parcel Number: 009-022-016-15

Page: 2

 Totals: 145,135 137,877

Notes:

 ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 169,589

2026 Est. T.C.V. 009-022-016-15 = 200,028

Est. TCV/Total Floor Area = 208.36, Most recent sale 09/10/2019 for 100,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
85,600	85,600	85,600	65,482	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,400	0	0	1,768	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
100,000	100,000	100,000	67,250	67,250	67,250	

009-022-016-18	2026 Est. T.C.V.	COWLEY MARIE J
Property Class: 401		8500 W LOTAN RD X401
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 22 T22N R8W (0*1999) PCL 9 OF THE SURVEY RECORDED IN LIBER S-4 PP 24-36.
10A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.00	Acres		5600	100		56,000
		10.00	Total Acres				Total Est. Land Value =	56,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	11.04	240	50	1,325
Wood Frame	23.38	96	50	1,122
				Total Estimated Land Improvements True Cash Value = 2,447

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 2021

(11) Heating System: Wall/Floor Furnace
Ground Area = 264 SF Floor Area = 264 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	264		
			Total:	29,595	29,300

Other Additions/Adjustments

Water/Sewer			
1000 Gal Septic	1	4,109	4,068
Water Well, 50 Feet	1	3,344	3,311

Porches

WCP (1 Story)	72	3,418	3,384
Foundation: Shallow	72	-724	-717

Deck

Treated Wood	32	1,299	1,286

Totals: 41,041 40,632

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 49,977

2026 Est. T.C.V. 009-022-016-18 = 108,424

Est. TCV/Total Floor Area = 410.70, Most recent sale 11/22/2016 for 19,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
49,100	49,100	49,100	28,362	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,100	0	765	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
54,200	54,200	54,200	29,127	29,127	29,127

009-022-016-23	2026 Est. T.C.V.	CNOSSEN GARET W &
Property Class: 401		8500 W LOTAN RD X 301
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651-9505

SEC 22 T22N R8W (0*1999) PCL 10 OF THE SURVEY RECORDED IN LIBER S-4 PP 24-36 EXC
THE S 5 ACRES THOF. 5.2A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	250.00	906.05	0.9457	1.2268	110	100		31,906
250 Actual Front Feet, 5.20 Total Acres							Total Est. Land Value =	31,906

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	300	0	0
Wood Frame	31.15	64	50	997
Wood Frame	26.22	96	50	1,258

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements True Cash Value =				3,255

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2002

(11) Heating System: Forced Air w/ Ducts , Wood Furnace Add-On

Ground Area = 1344 SF Floor Area = 1344 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,344		
			Total:	184,323	138,242

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	889
3 Fixture Bath	1	3,721	2,791

Water/Sewer

1000 Gal Septic	1	4,386	3,289
Water Well, 100 Feet	1	5,415	4,061

Deck

Treated Wood	240	4,399	3,299

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	672	29,024	21,768
Common Wall: 1 Wall	1	-2,421	-1,816
Door Opener	1	468	351

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	19,077	14,308
No Concrete Floor	576	-3,450	-2,588

Built-Ins

Appliance Allow.	1	1,897	1,423

Totals: 248,024 186,018

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 228,802

2026 Est. T.C.V. 009-022-016-23 = 263,963

Est. TCV/Total Floor Area = 196.40, Most recent sale 05/28/2021 for 240,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
112,800	112,800	112,800	94,002	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

Parcel Number: 009-022-016-23

Page: 2

0	19,200	0	0	2,538	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
132,000	132,000	132,000	96,540	96,540	96,540

009-022-016-26	2026 Est. T.C.V.	BURLEW LEE E & HELEN J TRUSTEES OF
Property Class: 401		8500 W LOTAN RD X 201
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 22 T22N R8W (0*2003) S 5 ACRES OF PCL 10 OF THE SURVEY RECORDED IN LIBER S-4
PP 24-36. 5A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	338.00	644.38	0.8771	1.1266	110	100		36,737
338 Actual Front Feet, 5.00 Total Acres							Total Est. Land Value =	36,737

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	33.84	54	0	0
Fencing: Wd, Split, 2 Rail	18.08	30	0	0
Metal Prefab	20.07	85	50	853
Metal Prefab	25.06	15	50	188

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,991

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2012

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Plumbing

3 Fixture Bath	1	-4,478	-4,030

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	679	18,136	16,322
No Concrete Floor	679	-4,420	-3,978

Water/Sewer

Water Well, 50 Feet	1	3,344	3,010

Totals: 12,582 11,324

Notes: TRAILER PAD & GARAGE

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 13,929

2026 Est. T.C.V. 009-022-016-26 = 52,657

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/23/2009 for 10,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
22,000	22,000	22,000	13,500	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	4,300	0	0	364	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,300	26,300	26,300	13,864	13,864	0	

009-022-016-28	2026 Est. T.C.V.	LINDER FRED M & KARLL-LINDER STACY
Property Class: 401		8500 W LOTAN RD X300
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 22 T22N R8W (0*1999) PCL 11 OF THE SURVEY RECORDED IN LIBER S-4 PP 24-36.
18.79A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		18.79 Acres			5600	100		105,224
		18.79 Total Acres					Total Est. Land Value =	105,224

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	1300	0	0
D/W/P: Crushed Rock	2.18	1200	0	0
Wood Frame	21.10	288	50	3,038
Wood Frame	20.12	392	50	3,943
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements				True Cash Value = 11,981

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 2000

(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 768 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Overhang	768		
			Total:	60,419	51,356

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	1,007

Water/Sewer

1000 Gal Septic	1	4,386	3,728
Water Well, 100 Feet	1	5,415	4,603

Porches

CCP (1 Story)	384	8,986	7,638
WCP (1 Story)	208	7,808	6,637

Garages

Class: CD Exterior: Pole (Finished)			
Base Cost	768	23,316	19,819

Built-Ins

Appliance Allow.	1	1,897	1,612

Deck

w/Roof (Roof portion)	244	3,509	2,983

Totals: 116,921 99,383

Notes: POLE GARGE WITH DWELLING SPACE

99 SPLIT FROM 016-00 FOR 00 PC GRG @50% FOR 01
LIVING AREA & CFP FOR 02

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 122,241

2026 Est. T.C.V. 009-022-016-28 = 239,446

Est. TCV/Total Floor Area = 311.78, Most recent sale 08/31/2015 for 110,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
107,100	107,100	107,100	62,843	2.70

Parcel Number: 009-022-016-28

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	12,600	0	0	1,696	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	119,700	119,700	119,700	64,539	64,539	64,539

009-022-016-40
Property Class: 402
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

LINDER FRED M & KARLL-LINDER STACY
8500 W LOTAN RD
LAKE CITY, MI 49651

SEC 22 T22N R8W (0*1999) PCL 12 OF THE SURVEY RECORDED IN LIBER S-4 PP 24-36.
13.24A.

2013-03929 QD DESCRIBED AS: COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 22; THENCE N00°02'29"W, ALONG THE NORTH-SOUTH ONE-QUARTER LINE, 958.25 FEET TO THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUING N00°02'29"W, ALONG THE NORTH-SOUTH ONE-QUARTER LINE, 1661.91 FEET TO THE MONUMENTED CENTER OF SECTION; THENCE N89°35'43"W, ALONG THE EAST-WEST ONE-QUARTER LINE, 548.41 FEET; THENCE S00°02'29"W, PARALLEL WITH SAID NORTH-SOUTH ONE-QUARTER LINE, 1440.06 FEET; THENCE N87°58'45"E 139.71 FEET; THENCE 150.27 FEET ALONG A 200.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A LONG CHORD BEARING S70°29'46"E 146.76 FEET; THENCE S48°58'17"E 19.88 FEET; THENCE 126.85 FEET ALONG A 200.00 FOOT RADIUS CURVE TO THE LEFT HAVING A LONG CHORD BEARING S67°08'29"E 124.73 FEET; THENCE S85°18'41"E 32.44 FEET; THENCE 175.57 FEET ALONG A 117.97 FOOT RADIUS CURVE TO THE RIGHT, HAVING A LONG CHORD BEARING S42°40'35"E 159.81 FEET BACK TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 18.79 ACRES, MORE-OR-LESS, AND BEING SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, ZONING RIGHT-OF-WAYS, GOVERNMENTAL REGULATIONS, AND MATTERS VISIBLE, IF ANY, UPON OR AFFECTING SAID LANDS. TOGETHER WITH AND SUBJECT TO A 66.00 FOOT WIDE EASEMENT FOR INGRESS-EGRESS AND THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES ACROSS PART OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER AND ACROSS PART OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER, ALL IN SECTION 22, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, WITH A CENTERLINE DESCRIBED AS: BEGINNING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 22; THENCE N00°02'29"W, ALONG THE NORTH-SOUTH ONE-QUARTER LINE, 958.25 FEET; THENCE 175.57 FEET ALONG A 117.97 FOOT CURVE TO THE LEFT HAVING A LONG CHORD BEARING N42°40'35" 159.81 FEET; THENCE N85°18'41"W 32.44 FEET; THENCE 126.85 FEET ALONG A 200.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A LONG CHORD BEARING N67°08'29"W 124.73 FEET; THENCE N48°58'17"W 19.88 FEET; THENCE 150.27 FEET ALONG A 200.00 FOOT RADIUS CURVE TO THE LEFT HAVING A LONG CHORD BEARING N70°29'46"W 146.76 FEET; THENCE S87°58'45"W 184.95 FEET; THENCE 76.84 FEET ALONG A 250.00 FOOT RADIUS CURVE TO THE LEFT HAVING A LONG CHORD BEARING S79°10'27"W 76.54 FEET; THENCE S70°22'08"W 216.36 FEET; THENCE 139.51 FEET ALONG A 400.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A LONG CHORD BEARING S80°21'39"W 138.81 FEET; THENCE N89°38'50"W 312.51 FEET TO THE POINT OF ENDING.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residential 8 - 17 @ \$5600		13.24 Acres			5600	100		74,144
		13.24 Total Acres					Total Est. Land Value =	74,144

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.91	200	50	2,191
				Total Estimated Land Improvements True Cash Value = 2,191

2026 Est. T.C.V.	009-022-016-40	=	76,335
Est. TCV/Total Floor Area	= 99.39	Most recent sale 03/19/2004 for 0	
2025 Assessed	MBOR	S.E.V.	Base for Cap
34,200	34,200	34,200	15,227
			2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	4,000	0	411
2026 Assessed	MBOR	S.E.V.	Capped
38,200	38,200	38,200	15,638
			15,638
			PRE/MBT

009-022-016-45
Property Class: 402
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

LINDER FRED M & KARLL-LINDER STACY
8500 W LOTAN RD X
LAKE CITY, MI 49651

SEC 22 T22N R8W (0*1999) PCL 13 OF THE SURVEY RECORDED IN LIBER S-4 PP 24-36.
13.82A. MISSAUKEE COUNTY RECORDS DESCRIBED AS:
COMMENCING AT THE S 1/4 CORNER OF SECTION 22, T22N, R8W; THENCE N89DEG38'49"W
ALONG THE SOUTH SECTION LINE 1319.70 FEET; THENCE N00DEG09'57"W ALONG THE W 1/8
TH LINE 1032.87 FEET TO THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED
PARCEL OF LAND; THENCE CONTINUING N00DEG09'57"W ALONG THE W 1/18TH LINE 1555.53
FEET; THENCE S89DEG35'43"E ALONG THE E-W 1/4. LINE, 389 FEET; THENCE
S00DEG02'29"E PARALLEL WITH THE N-S 1/4 LINE 1548.43 FEET; THENCE 73.48 FEET
ALONG A 400.00 FOOT CURVE TO THE RIGHT HAVING A LONG CHORD BEARING S85DEG05'24"W
73.38 FEET; THENCE N89DEG38'50"W 312.5 I FEET BACK TO THE POINT OF BEGINNING.
(BEING A PART OF E Y2 OF SW Y. OF SECTION 22, T22N, R8W) TOGETHER WITH AND
SUBJECT TO A 66 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND THE INSTALLATION AND
MAINTENANCE OF PUBLIC UTILITIES ACROSS PART OF THE E 1/2 OF SW 1/4 AND ACROSS
PART OF SW 1/4 OF SE 1/4 ALL IN SECTION 22, T22N, R8W
WITH A CENTERLINE DESCRIBED AS: BEGINNING AT THE S 1/4 CORNER OF SAID SECTION
22; THENCE N00DEG02'29"W ALONG THE N-S 1/4 LINE 958.25 FEET; THENCE 175.57 FEET
ALONG A 117.97 FOOT CURVE TO THE LEFT HAVING A LONG CHORD BEARING N42DEG40'35"W
159.81 FEET; THENCE N85DEGI8'41"W 32.44 FEET; THENCE 126.85 FEET ALONG A 200
FOOT RADIUS CURVE TO THE RIGHT HAVING A LONG CHORD BEARING N67DEG08'29"W 124.73
FEET; THENCE N48DEG58'17"W 19.88 FEET; THENCE 150.27 FEET ALONG A 200 FOOT
RADIUS CURVE TO THE LEFT HAVING A LONG CHORD BEARING N70DEG29'46"W 146.76 FEET;
THENCE S87DEG58'45"W 184.95 FEET; THENCE 76.84 FEET ALONG A 250 FOOT RADIUS
CURVE TO THE LEFT HAVING A
LONG CHORD BEARING S79DEGL 0'27"W 76 .54 FEET; THENCE S70DEG22'08"W 216.36 FEET;
THENCE 139.51 FEET ALONG A 400 FOOT RADIUS CURVE TO THE RIGHT HAVING A LONG
CHORD BEARING S89DEG21'39"W 138.8 I FEET; THENCE N89DEG38'50"W 312.51 FEETTO THE
POINT OF ENDING.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		13.82 Acres			5600	100		77,392
		13.82 Total Acres					Total Est. Land Value =	77,392

2026 Est. T.C.V.	009-022-016-45						=	77,392
Est. TCV/Total Floor Area =	100.77,	Most recent sale	09/12/2016	for	22,400			
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM				
34,600	34,600	34,600	15,685	2.70				
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses				
0	4,100	0	0	423	0			
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
38,700	38,700	38,700	16,108	16,108	16,108			

009-022-016-50	2026 Est. T.C.V.	RUPPEL DANNY R & JACQUELINE
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 22 T22N R8W (4*1997) W 1/2 OF SW 1/4. 80A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$3800	80.00	Acres	3800	100			304,000
		80.00	Total Acres				Total Est. Land Value =	304,000

2026 Est. T.C.V. 009-022-016-50 = 304,000

Est. TCV/Total Floor Area = 395.83

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
148,000	148,000	148,000	53,375	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,000	0	1,441	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
152,000	152,000	152,000	54,816	54,816	0	

009-022-017-00	2026 Est. T.C.V.	POSHADLO LAWRENCE M & JUDITH L TTEE
Property Class: 401		3536 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 22 T22N R8W N 1/2 OF SE 1/4 EXC S 330 FT OF NE 1/4 OF SE 1/4. 70A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$3800	70.00	Acres	3800	100			266,000
		70.00	Total Acres				Total Est. Land Value =	266,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	800	86	5,043
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
GENERATOR	1.00	1	97	1
OUTDOOR FURNACE	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				7,469

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 2003

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1664 SF Floor Area = 1664 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,664		
			Total:	218,077	185,364

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	1,007
3 Fixture Bath	1	3,721	3,163

Water/Sewer

1000 Gal Septic	1	4,386	3,728
Water Well, 50 Feet	1	3,344	2,842

Porches

CSEP (1 Story)	160	6,626	5,632
WPP	752	10,302	8,757

Garages

Class: CD Exterior: Pole (Unfinished)

Door Opener	1	468	398
Base Cost	1536	32,548	27,666

Class: CD Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	832	33,921	28,833
Common Wall: 1 Wall	1	-2,421	-2,058
Door Opener	1	468	398

Built-Ins

Appliance Allow.	1	1,897	1,612

Totals: 314,522 267,342

Notes: 3536

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 328,831

Cost Est. for Res. Bldg: 2 Single Family GRG Cls D Blt 2010

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Parcel Number: 009-022-017-00

Page: 2

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Plumbing

3 Fixture Bath	1	-3,128	-2,815

Water/Sewer

1000 Gal Septic	1	4,109	3,698
Water Well, 100 Feet	1	5,150	4,635

Porches

WSEP (1 Story)	187	8,174	7,357
CCP (1 Story)	31	913	822

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	473	10,728	9,655

Totals:	25,946	23,352

Notes: 3636 - REMOVED MANUFACTURED

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 28,723

2026 Est. T.C.V. 009-022-017-00 = 631,023

Est. TCV/Total Floor Area = 379.22

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
286,400	286,400	286,400	133,551	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	29,100	0	0	3,605	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
315,500	315,500	315,500	137,156	137,156	137,156	

009-022-017-90	2026 Est. T.C.V.	JACOBSON MICHAEL D & TANYA
Property Class: 401		3726 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 22 T22N R8W S 330 FT OF NE 1/4 OF SE 1/4. 10A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.00	Acres		5600	100		56,000
		10.00	Total Acres				Total Est. Land Value =	56,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.20	192	50	2,131

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/FARAR/BARWOSPTSL	4.47	2400	50	5,364
Total Estimated Land Improvements True Cash Value =				7,495

Cost Est. for Res. Bldg: 1	Single Family	1.25S	Cls CD	Blt 1955

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1760 SF Floor Area = 1760 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Basement	1,410		
1 Story	Siding	Crawl Space	350		
Total:				231,345	157,314

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	806

Water/Sewer

1000 Gal Septic	1	4,386	2,982
Water Well, 50 Feet	1	3,344	2,274

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	19,077	12,972
Door Opener	1	468	318

Class: CD Exterior: Pole (Unfinished)

Base Cost	1200	25,428	17,291
No Concrete Floor	1200	-7,188	-4,888

Class: CD Exterior: Pole (Unfinished)

Base Cost	1200	25,428	17,291
No Concrete Floor	1200	-7,188	-4,888

Built-Ins

Appliance Allow.	1	1,897	1,290

Totals:	298,182	202,762

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 249,398

2026 Est. T.C.V. 009-022-017-90	=	312,893

Est. TCV/Total Floor Area = 177.78

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
134,100	134,100	134,100	52,888	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	22,300	0	0	1,427	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
156,400	156,400	156,400	54,315	54,315	54,315	

009-022-018-00	2026 Est. T.C.V.	POPOUR DAWN C
Property Class: 401		3910 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 22 T22N R8W COMM AT SE COR OF SEC TH N 660 FT TH W 990 FT TH S 660 FT TH E
990 FT TO POB. 15 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		14.25	Acres		5600	100		79,800
Residentia ROW @ ZERO		0.50	Acres		0	100		0
Residentia ROW @ ZERO		0.25	Acres		0	100		0
		15.00	Total Acres				Total Est. Land Value =	79,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.19	240	50	2,303
				Total Estimated Land Improvements True Cash Value = 2,303

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1998

(11) Heating System: Space Heater

Ground Area = 672 SF Floor Area = 672 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	672		
			Total:	79,834	55,885

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	692

Water/Sewer

1000 Gal Septic	1	4,109	2,876
Water Well, 100 Feet	1	5,150	3,605

Built-Ins

Appliance Allow.	1	1,607	1,125

Totals: 91,688 64,183

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 78,945

Ag. Bld 1 0, Lean-To Loafing Shed Class:D,Pole Quality:Low Cost
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	3.88	720	2,794
Default Walls	6.04	540	3,262

Phy/Ab.Phy/Func/Econ/Comb. % Good=50/100/100/100/50 Depr. Cost = 3,028

Unit in Place Item(s)	Rate	Quantity/Area	Depr.	Depr. Cost
/A9/H0R6626L	16.95	1	50	8
/A22/UUEBRWM10L	73.34	1	50	36
/A9/8L	216.63	1	50	108
ECF (4012 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 1 =			2,966

Total Estimated True Cash Value of Agricultural Buildings = 2,966

2026 Est. T.C.V. 009-022-018-00 = 164,014

Est. TCV/Total Floor Area = 244.07, Most recent sale 04/01/2010 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
73,100	73,100	73,100	32,534	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-022-018-00

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	0	8,900	0	0	878	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
82,000	82,000	82,000	33,412	33,412	0	

009-022-019-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

NURENBERG JUSTIN
8230 W LOTAN RD
LAKE CITY, MI 49651

PCL A OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6P31 DESC AS: A PARCEL OF LAND SITUATED IN THE SOUTH 1 / 2 OF THE SOUTHEAST 1 / 4 OF SECTION 22, T22N, R8W, TOWNSHIP OF LAKE, COUNTY OF MISSAUKEE, STATE OF MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AND SURVEYED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTH 1 / 4 CORNER OF SECTION 22, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1 / 4 OF SAID SECTION 22, S89°43' 48"E, 1296.64 FEET (PREVIOUSLY RECORDED AS 1296.75 FEET), FOR A POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE, S89° 43' 48"E, 174.37 FEET; THENCE PARALLEL WITH THE EAST 1 / 16 LINE OF SAID SECTION 22, N00°01 '55''W, 194.63 FEET; THENCE PARALLEL WITH SAID SOUTH LINE, N89°43'48"W, 167.97 FEET; THENCE S01°51'08"W, 194.70 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.76 ACRES OF LAND, MORE OR LESS.

SUBJECT TO: A COUNTY ROAD RIGHT-OF-WAY FOR LOTAN ROAD OVER THE SOUTHERLY PORTION THEREOF.

FURTHER SUBJECT TO: RESTRICTIONS, RESERVATIONS, EASEMENTS, AGREEMENTS, COVENANTS RIGHTS-OF-WAY, ZONING, GOVERNMENTAL REGULATIONS, LEASE, LICENSE &/OR OTHER ENCUMBRANCE TO TITLE, IF ANY.

SPLIT PART ON 08/27/2020 TO 022-019-10

FORMERLY ABV AS SEC 22 T22N R8W W 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4 & BEGS 89 DEG 43'48"E 1296.75 FT FROM S 1/4 COR TH S 89 DEG 43'48"E 24.37 FT, N 0 DEG 01'55"W 194.63 FT, N 89 DEG 43'48"W 17.97 FT, S 01 DEG 51'08"W 194.7 FT TO POB.
10.0946A.

Split/Comb. on 08/27/2020 completed 08/27/2020 TIM ;

Parent Parcel(s): 009-022-019-00;

Child Parcel(s): 009-022-019-10;

SPLIT 9.25A TO 022-019-10

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	150.00	220.70	1.0746	0.8619	110	100		15,281
150 Actual Front Feet, 0.76 Total Acres							Total Est. Land Value =	15,281

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	128	50	421
D/W/P: Patio Blocks	15.58	45	50	350

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/CHALF/06'/211	20.20	50	50	505
/CI16/YARI/CHALF/04'/211	14.00	120	50	840

Total Estimated Land Improvements True Cash Value = 2,116

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1972

(11) Heating System: Forced Air w/ Ducts

Ground Area = 936 SF Floor Area = 1076 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	560		
1 Story	Siding	Basement	256		
1 Story	Siding	Crawl Space	120		
			Total:	161,049	120,767

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Water/Sewer

Parcel Number: 009-022-019-00

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1000 Gal Septic	1	4,689	3,517
Porches			
WCP (1 Story)	160	7,272	5,454
Foundation: Shallow	160	-1,142	-856
WCP (1 Story)	96	4,936	3,702
WCP (1 Story)	30	2,366	1,774
Deck			
Treated Wood	163	3,488	2,616
Garages			
Class: C Exterior: Pole (Unfinished)			
Base Cost	576	16,111	12,083
Door Opener	1	527	395
Class: C Exterior: Pole (Unfinished)			
Base Cost	528	15,154	11,365
Door Opener	1	527	395
Built-Ins			
Appliance Allow.	1	2,713	2,035
Totals:		223,590	167,671

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 206,235

2026 Est. T.C.V. 009-022-019-00				=	223,632
Est. TCV/Total Floor Area = 207.84, Most recent sale 12/24/2025 for 250,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
19,500	19,500	19,500	19,500	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
101,000	-8,700	101,000	-8,700	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
111,800	111,800	111,800	121,026	111,800	0

009-022-019-10 2026 Est. T.C.V. CUDEBACK DAN & CINDY &
 Property Class: 401 8204 W LOTAN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 22 T22N R8W (3*2020) WEST 1/2 OF THE WEST 1/2 OF THE SE 1/4 OF THE SE 1/4
 EXC THE WEST 150 FT OF THE SOUTH 194.63 FT THOF 9.25 A SUBJECT TO COUNTY ROAD
 RIGHT-OF-WAY FOR LOTAN RD OVER THE SOUTHERLY PORTION THOF.
 SPLIT ON 08/27/2020 FROM 009-022-019-00;

Split/Comb. on 08/27/2020 completed 08/27/2020 TIM ;
 Parent Parcel(s): 009-022-019-00;
 Child Parcel(s): 009-022-019-10;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		9.25 Acres	5600	100				51,800
		9.25 Total Acres					Total Est. Land Value =	51,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	992	50	3,635
				Total Estimated Land Improvements True Cash Value = 3,635

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2023

(11) Heating System: Wall/Floor Furnace
 Ground Area = 832 SF Floor Area = 832 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	832		
			Total:	84,945	84,094

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,185	1,173

Water/Sewer			
1000 Gal Septic	1	4,386	4,342
Water Well, 100 Feet	1	5,415	5,361

Built-Ins			
Appliance Allow.	1	1,897	1,878

Totals: 97,828 96,848

Notes: SHED CONVERSION

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 119,124

2026 Est. T.C.V. 009-022-019-10 = 174,559

Est. TCV/Total Floor Area = 209.81, Most recent sale 04/12/2021 for 29,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
80,600	80,600	80,600	62,945	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	6,700	0	0	1,699	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
87,300	87,300	87,300	64,644	64,644	0	

009-022-020-00	2026 Est. T.C.V.	DERUITER DONALD R & KAREN J TRUST
Property Class: 401		3780 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 22 T22N R8W N 660 FT OF E 990 FT OF SE 1/4 OF SE 1/4. 15A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		15.00	Acres	5600	100			84,000
		15.00	Total Acres				Total Est. Land Value =	84,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1976

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1440 SF Floor Area = 1440 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,440		
			Total:	208,125	135,297

Other Additions/Adjustments

Recreation Room	720	13,658	8,878

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174

Deck

Treated Wood	240	4,500	2,925
Treated Wood	264	4,792	3,115

Garages

Class: D Exterior: Pole (Unfinished)			
Base Cost	864	16,943	11,013
Basement Garage: 2 Car	1	3,863	2,511

Built-Ins

Appliance Allow.	1	2,713	1,763

Totals: 267,045 173,595

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 213,522

2026 Est. T.C.V. 009-022-020-00 = 297,522

Est. TCV/Total Floor Area = 206.61

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
128,200	128,200	128,200	71,550	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	20,600	0	1,931	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
148,800	148,800	148,800	73,481	73,481	73,481	

009-022-022-10 2026 Est. T.C.V. LAURENT TOM & TAMI
 Property Class: 401 8320 W LOTAN RD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

SEC 22 T22N R8W (1*2025) PCL 1 OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-4 PP
 24-36 EXC BEG S 89 DEG 43'48"E 1296.75 FT FROM S 1/4 COR, TH S 89 DEG 43'48"E
 24.37 FT, N 00 DEG 01'55"W 194.63 FT, N 89 DEG 43'48"W 17.97 FT, S 01 DEG
 51'08"W 194.7 FT TO POB & EXC W 150 FT OF S 300 FT THOF. 18.7123A. SPLIT ON
 02/28/2024 FROM 009-022-022-00;

Split/Comb. on 05/14/2024 completed 05/14/2024 TIM ;
 Parent Parcel(s): 009-022-022-00;
 Child Parcel(s): 009-022-022-10, 009-022-022-40;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$5000	18.71 Acres	5000	100			93,560
18.71 Total Acres Total Est. Land Value =								93,560

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	624	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 2010

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1413 SF Floor Area = 1413 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,413		
			Total:	213,889	181,805

Other Additions/Adjustments

Exterior

Stone Veneer	32	1,171	995

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

WCP (1 Story)	408	14,076	6,334	*45% Good
WCP (1 Story)	52	3,356	1,510	*45% Good

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	832	30,909	26,273
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	1	527	448
No Concrete Floor	624	-4,062	-3,453

Class: C Exterior: Pole (Unfinished)

Base Cost	2944	69,626	59,182

Built-Ins

Appliance Allow.	1	2,713	2,306

Parcel Number: 009-022-022-10

Page: 2

Deck

w/Roof (Roof portion)

660

9,827

8,353

Totals:

355,766

295,427

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:

363,376

2026 Est. T.C.V. 009-022-022-10

= 458,836

Est. TCV/Total Floor Area = 324.72

2025 Assessed	MBOR	S.E.V.
192,900	192,900	192,900

Base for Cap	IRM
102,520	2.70

2026 New Eq. Adjustment	Loss
0	36,500
	0

Additions	Tax Adjustment	Losses
0	2,768	0

2026 Assessed	MBOR	S.E.V.
229,400	229,400	229,400

Capped	->Taxable<-	PRE/MBT
105,288	105,288	105,288

009-022-022-40 2026 Est. T.C.V. ZEIGLER-BARRON CYNTHIA SUE
 Property Class: 401 8350 W LOTAN RD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

SEC 22 T22N R8W (0*2025) W 150 FT OF S 300 FT OF PCL 1 OF THE SURVEY RECORDED IN
 BOOK OF SURVEYS S-4 PP 24-36. 1.0331A.
 SPLIT/COMBINED ON 02/28/2024 FROM 009-022-022-00;

Split/Comb. on 05/14/2024 completed 05/14/2024 TIM ;
 Parent Parcel(s): 009-022-022-00;
 Child Parcel(s): 009-022-022-10, 009-022-022-40;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	150.00	300.00	1.0746	0.9306	110	100		16,500
150 Actual Front Feet, 1.03 Total Acres							Total Est. Land Value =	16,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.16	120	50	1,329
Total Estimated Land Improvements				1,329

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 2001

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1280 SF Floor Area = 1280 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,280		
			Total:	127,640	102,112

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,185	948

Water/Sewer			
1000 Gal Septic	1	4,386	3,509
Water Well, 50 Feet	1	3,344	2,675

Garages

Class: CD Exterior: Pole (Unfinished)			
Base Cost	576	14,314	11,451

Built-Ins

Appliance Allow.	1	1,897	1,518

Deck

w/Roof (Roof portion)	192	2,903	2,322

Totals: 155,669 124,535

Notes: 8350 W LOTAN RD

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 123,289

2026 Est. T.C.V. 009-022-022-40 = 141,118

Est. TCV/Total Floor Area = 110.25, Most recent sale 05/03/2024 for 125,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
58,800	58,800	58,800	58,800	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,800	0	1,587	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
70,600	70,600	70,600	60,387	60,387	60,387

009-022-022-50 2026 Est. T.C.V. SCHRYER AMANDA
 Property Class: 401 8500 W X 100 LOTAN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 22 T22N R8W (0*1999) PCL 2 OF THE SURVEY RECORDED IN LIBER S-4 PP24-36 EXC N
 5 ACRES THEREOF 14.84A
 SPLIT ON 7/2020 5A PART TO 022-022-90
 FORMERLY SEC 22 T22N R8W (0*1999) PCL 2 OF THE SURVEY RECORDED IN LIBER S-4
 PP24-36

Split/Comb. on 07/10/2020 completed 07/10/2020 TIM ;
 Parent Parcel(s): 009-022-022-50;
 Child Parcel(s): 009-022-022-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$5000	14.84 Acres	5000	100			74,200
			14.84 Total Acres				Total Est. Land Value =	74,200

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C Blt 2003

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1456 SF Floor Area = 2596 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,456		
1 Story	Siding	Overhang	48		
			Total:	315,813	284,231

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,280
3 Fixture Bath	1	4,478	4,030

Water/Sewer

1000 Gal Septic	1	4,689	4,220
Water Well, 100 Feet	1	5,734	5,161

Porches

WCP (1 Story)	416	14,348	12,913
WPP	784	12,183	10,965

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	784	29,604	26,644
Common Wall: 1 Wall	1	-2,589	-2,330
Door Opener	2	1,054	949

Class: D Exterior: Pole (Unfinished)

Base Cost	1200	22,464	20,218
No Concrete Floor	1200	-6,552	-5,897

Built-Ins

Appliance Allow.	1	2,713	2,442

Totals: 405,361 364,826

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 448,736

2026 Est. T.C.V. 009-022-022-50 = 522,936

Est. TCV/Total Floor Area = 201.44, Most recent sale 05/01/2001 for 44,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
218,100	218,100	218,100	127,866	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-022-022-50

Page: 2

0	43,400	0	0	3,452	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
261,500	261,500	261,500	131,318	131,318	131,318

009-022-022-90 2026 Est. T.C.V. WRIGHT CARL ROBERT
 Property Class: 401 8500 W LOTAN RD X 200
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 22 T22N R8W (0*1999) N 5 ACRES OF PCL 2 OF THE SURVEY RECORDED IN LIBER S-4
 PP24-36.
 SPLITON 07/10/2020 FROM 009-022-022-50;

Split/Comb. on 07/10/2020 completed 07/10/2020 TIM ;
 Parent Parcel(s): 009-022-022-50;
 Child Parcel(s): 009-022-022-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	329.67	660.67	0.8825	1.1337	110	100		36,282
330 Actual Front Feet, 5.00 Total Acres							Total Est. Land Value =	36,282

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 2025

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	1920	35,942	35,583
No Concrete Floor	1920	-10,483	-10,378

Totals: 25,459 25,205

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 31,002

2026 Est. T.C.V. 009-022-022-90 = 67,284

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
14,800	14,800	14,800	7,746	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
15,500	3,300	0	15,500	209	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,600	33,600	33,600	23,455	23,455	0	

009-023-001-00	2026 Est. T.C.V.	DUTCHMAN PROPERTIES LLC
Property Class: 102		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 23 T22N R8W NE 1/4 OF NE 1/4 & N 1/2 OF SE 1/4 OF NE1/4. 60A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 30 - 65 ACRES		49.00 Acres			3800	100		186,200
AGRICULTRU SURPLUS 2600/		10.00 Acres			2600	100		26,000
AGRICULTRU ROW		1.00 Acres			0	100		0
		60.00 Total Acres					Total Est. Land Value =	212,200

Ag. Bld 1 0, 4 Wall Utility Building Class:D,Pole Quality:Low Cost
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	4.83	920	4,444
Default Walls	6.12	920	5,630

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Depr. Cost = 3,526
ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 1 = 2,644

Total Estimated True Cash Value of Agricultural Buildings = 2,644

2026 Est. T.C.V. 009-023-001-00 = 214,844

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
91,100	91,100	91,100	39,955	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	16,300	0	0	1,078	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
107,400	107,400	107,400	41,033	41,033	41,033	

009-023-002-00	2026 Est. T.C.V.	AUSTIN WILLIAM & TERNARY LESLIE
Property Class: 401		7347 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2012-00854 Beginning 440 feet East of the NW corner of W1/2 of NE 1/4 of Section 23, T22N,R8W., Thence East 620 feet; Thence South 1405 feet; Thence West 620 feet; Thence North 1405 feet to the point of beginning.

FORMERLY: SEC 23 T22N R8W BEG 440 FT E OF NW COR OF NE 1/4 TH E 620 FT, S 1405 FT, W 620 FT, N 1405 FT TO POB. 19.9977A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18 -29 @\$5000		10.00 Acres			5000	100		49,990
Residentia INFERIOR@\$1400		10.00 Acres			1400	100	POND & UNFARMED AREA	14,000
		20.00 Total Acres					Total Est. Land Value =	63,990

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.26	1500	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2011

(11) Heating System: Forced Heat & Cool
 Ground Area = 1365 SF Floor Area = 1365 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,365		
			Total:	214,314	192,882

Other Additions/Adjustments

Recreation Room	1015	19,255	17,329

Plumbing

Average Fixture(s)	1	1,422	1,280
3 Fixture Bath	1	4,478	4,030
2 Fixture Bath	1	2,996	2,696

Water/Sewer

1000 Gal Septic	1	4,689	4,220
Water Well, 50 Feet	1	3,344	3,010

Porches

WCP (1 Story)	150	6,932	6,239
WPP	134	3,784	3,406

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	583	29,010	26,109
Common Wall: 1 Wall	1	-2,589	-2,330
Door Opener	1	527	474

Built-Ins

Appliance Allow.	1	2,713	2,442

Totals: 290,875 261,787

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 321,998

Ag. Bld 1 1971, 4 Wall Cylindrical Silo Class:C Quality:Excellent

Description	Rate	Size	Cost New
Silo, Concrete Stave, 16' - 23' Dia.	26,724.00	1	26,724

Phy/Ab.Phy/Func/Econ/Comb. % Good=20/100/0/100/0	Depr. Cost =	0
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 =		0

Ag. Bld 2 1970, 4 Wall Utility Building	Class:D,Pole	Quality:Low Cost
Height: 10 ft		

Description	Rate	Size	Cost New
Base Cost	4.75	864	4,104
Default Walls	6.02	864	5,201

Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40	Depr. Cost =	3,722
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 2 =		3,461

Ag. Bld 3 1951, 4 Wall Barn, General Purpose	Class:D,Frame	Quality:Low Cost
Height: 30 ft		

Description	Rate	Size	Cost New
Base Cost	23.23	1440	33,451
Default Walls	14.56	1440	20,966

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/50/100/17.5	Depr. Cost =	9,523
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 3 =		8,856

Ag. Bld 4 1971, 4 Wall Utility Building	Class:D,Pole	Quality:Low Cost
Height: 10 ft		

Description	Rate	Size	Cost New
Base Cost	4.17	2560	10,675
Default Walls	5.28	2560	13,517

Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40	Depr. Cost =	9,677
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 4 =		8,999

Ag. Bld 5 1971, Lean-To Utility Shed, Lean-To	Class:D,Pole	Quality:Low Cost
Height: 10 ft		

Description	Rate	Size	Cost New
Base Cost	3.53	1344	4,744
Default Walls	6.72	1008	6,774

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45	Depr. Cost =	5,183
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 5 =		4,820

Ag. Bld 6 1973, 4 Wall Equipment Shed	Class:D,Pole	Quality:Low Cost
Height: 12 ft		

Description	Rate	Size	Cost New
Base Cost	4.44	4480	19,891

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45	Depr. Cost =	8,951
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 6 =		8,324

Total Estimated True Cash Value of Agricultural Buildings	=	34,460

2026 Est. T.C.V. 009-023-002-00	=	421,418

Est. TCV/Total Floor Area = 308.73, Most recent sale 07/06/2017 for 252,450		

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
179,600	179,600	179,600	153,473	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	31,100	0	4,143	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
210,700	210,700	210,700	157,616	157,616	157,616

009-023-004-00	2026 Est. T.C.V.	MILLER JOHN R TRUST
Property Class: 401		3390 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 23 T22N R8W S 1/2 OF SE 1/4 OF NE 1/4. 20 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>40@	\$3800	20.00	Acres	3800	100			76,000
		20.00	Total Acres				Total Est. Land Value =	76,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.90	128	50	1,401

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
				Total Estimated Land Improvements True Cash Value = 3,776

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls D Blt 1973

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1862 SF Floor Area = 3258 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	1,202		
1.75 Story	Siding	Crawl Space	660		
			Total:	293,934	161,664

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Water/Sewer

1000 Gal Septic	1	4,109	2,260
Water Well, 50 Feet	1	3,344	1,839

Porches

CGEP (1 Story)	184	9,809	392	*4% Good
WCP (1 Story)	312	8,583	4,721	
CCP (1 Story)	18	779	428	

Built-Ins

Appliance Allow.	1	1,607	884

Fireplaces

Interior 1 Story	1	4,050	2,227

Totals: 327,203 174,958

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 215,198

2026 Est. T.C.V. 009-023-004-00 = 294,974

Est. TCV/Total Floor Area = 90.54

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
129,500	129,500	129,500	71,076	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	18,000	0	0	1,919	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
147,500	147,500	147,500	72,995	72,995	72,995	

009-023-005-00	2026 Est. T.C.V.	REIBEL LEIGHTON & VICTORIA (TRUST)
Property Class: 401		7645 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 23 T22N R8W W 1/2 OF E 2/3 OF E 1/2 OF NW 1/4. 26.6667 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18 -29 @\$5000		14.67 Acres			5000	100		73,350
Residentia INFERIOR@\$1400		12.00 Acres			1400	100		16,800
		26.67 Total Acres					Total Est. Land Value =	90,150

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	724	50	2,230
				Total Estimated Land Improvements True Cash Value = 2,230

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1972

(11) Heating System: Forced Hot Water

Ground Area = 1664 SF Floor Area = 1664 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Basement	1,064		
1 Story	Brick	Crawl Space	600		
			Total:	225,174	146,362

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 100 Feet	1	5,415	3,520

Porches

CCP (1 Story)	48	1,408	915

Garages

Class: CD Exterior: Brick Foundation: 42 Inch (Unfinished)

Base Cost	600	25,878	16,821
Common Wall: 1.5 Wall	1	-4,842	-3,147

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	480	14,453	12,430	*86% Good

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Exterior 1 Story	1	5,597	3,638

Totals: 280,551 185,393

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 228,033

2026 Est. T.C.V. 009-023-005-00 = 320,413

Est. TCV/Total Floor Area = 192.56

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
133,300	133,300	133,300	85,992	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	26,900	0	0	2,321	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
160,200	160,200	160,200	88,313	88,313	88,313	

009-023-006-00	2026 Est. T.C.V.	MCVICAR MICHELLE & MCVICAR CLIFF
Property Class: 401		7727 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 23 T22N R8W W 1/3 OF E 1/2 OF NW 1/4. 26.6667 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18 -29 @\$5000		9.67 Acres	5000	100				48,350
Residentia INFERIOR@\$1400		17.00 Acres	1400	100				23,800
		26.67 Total Acres					Total Est. Land Value =	72,150

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	31.15	64	50	997
				997
				997

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1989

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1620 SF Floor Area = 1620 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,620		
			Total:	156,838	101,944

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770
3 Fixture Bath	1	3,721	2,419

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 50 Feet	1	3,344	2,174

Deck

Treated Wood	288	4,956	3,221
w/Roof (Roof portion)	288	3,986	2,591
w/Roof (Roof portion)	140	2,208	1,435

Built-Ins

Appliance Allow.	1	1,897	1,233

Totals: 182,521 118,638

Notes: 1969 REDMAN MHD

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 117,452

2026 Est. T.C.V. 009-023-006-00 = 190,599

Est. TCV/Total Floor Area = 117.65

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
79,300	79,300	79,300	43,457	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,000	0	0	1,173	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
95,300	95,300	95,300	44,630	44,630	44,630	

009-023-007-00	2026 Est. T.C.V.	ARLENE PROPERTIES LLC
Property Class: 102		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 23 T22N R8W W1/2 OF NE 1/4 EXC BEG 440 FT E OF NW COR OF NE 1/4 TH E 620 FT, S 1405 FT, W 620 FT, N 1405 FT TO POB; ALSO E 1/3 OF E 1/2 OF NW 1/4 EXC W 150 FT OF N 880 FTTHOF. 83.6387A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 66 - 120 Acres		58.00 Acres			3800	100		220,400
AGRICULTRU UNTILLABLE		24.89 Acres			3200	100		79,648
AGRICULTRU ROW		0.75 Acres			0	100		0
		83.64 Total Acres			Total Est.		Land Value =	300,048

2026 Est. T.C.V. 009-023-007-00 = 300,048

Est. TCV/Total Floor Area = 185.21, Most recent sale 01/01/2021 for 283,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
130,100	130,100	130,100	49,949	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	19,900	0	0	1,348	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
150,000	150,000	150,000	51,297	51,297	51,297	

009-023-007-90	2026 Est. T.C.V.	STOUFFER ROBIN & AMBER
Property Class: 401		7563 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 23 T22N R8W W 150 FT OF N 880 FT OF E 1/3 OF E 1/2 OF NW 1/4. 3.0303A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	150.00	880.00	1.0746	1.2179	110	100		21,594
150 Actual Front Feet, 3.03 Total Acres							Total Est. Land Value =	21,594

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	1214	0	0
Wood Frame	24.79	196	50	2,429
Wood Frame	32.26	80	50	1,290

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements				4,719

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1971

(11) Heating System: Wall Furnace

Ground Area = 792 SF Floor Area = 792 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	720		
Addition	Siding	Crawl	72		
		Total:		56,128	19,645

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	144	1,688	591

Plumbing

Average Fixture(s)	1	1,010	353

Water/Sewer

1000 Gal Septic	1	4,689	1,641
Water Well, 50 Feet	1	3,344	1,170

Porches

WCP (1 Story)	72	3,770	1,319

Deck

Treated Wood	80	2,182	764
w/Roof (Roof portion)	1460	21,725	7,604
w/Roof (Roof portion)	350	5,278	1,847

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	21,479	7,518

Built-Ins

Appliance Allow.	1	2,713	950

Breezeways

Frame Wall	160	10,800	3,780

Totals: 134,806 47,182

Notes: 1971 BROADMORE MH

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 44,351

2026 Est. T.C.V. 009-023-007-90

= 70,664

Parcel Number: 009-023-007-90

Page: 2

 Est. TCV/Total Floor Area = 89.22, Most recent sale 12/01/2010 for 43,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
29,400	29,400	29,400	16,619	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,900	0	0	448	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,300	35,300	35,300	17,067	17,067	17,067	

009-023-008-00	2026 Est. T.C.V.	ARLENE PROPERTIES LLC
Property Class: 102		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 23 T22N R8W NW 1/4 OF NW 1/4 EXC S 500 FT OF W 220 FT THOF. 37.4747A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 30 - 65 ACRES		30.86 Acres			3800	100		117,264
AGRICULTRU SURPLUS 2600/		5.00 Acres			2600	100		13,000
AGRICULTRU ROW		1.61 Acres			0	100		0
		37.47 Total Acres					Total Est. Land Value =	130,264

2026 Est. T.C.V. 009-023-008-00 = 130,264

Est. TCV/Total Floor Area = 164.47, Most recent sale 12/31/2015 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
55,100	55,100	55,100	23,814	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,000	0	642	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
65,100	65,100	65,100	24,456	24,456	24,456

009-023-008-90	2026 Est. T.C.V.	ANDERSON BILLIE JO
Property Class: 401		3181 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 23 T22N R8W S 500 FT OF W 220 FT OF NW 1/4 OF NW 1/4EXC S 200 FT THOF.
1.5151A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	220.00	500.00	0.9765	1.0574	110	100		24,986
220 Actual Front Feet, 2.52 Total Acres								24,986
Total Est. Land Value =								24,986

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	29.49	96	50	1,415
Total Estimated Land Improvements True Cash Value =				1,415

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1995

(11) Heating System: Wall Furnace

Ground Area = 792 SF Floor Area = 792 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	792		
			Total:	55,585	30,571
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			156	1,828	1,005
Plumbing					
Average Fixture(s)			1	1,010	555
Water/Sewer					
1000 Gal Septic			1	4,689	2,579
Water Well, 100 Feet			1	5,734	3,154
Deck					
Treated Wood			240	4,500	3,960 *88% Good
Built-Ins					
Appliance Allow.			1	2,713	1,492
Totals:				76,059	43,316

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 40,717

2026 Est. T.C.V. 009-023-008-90 = 67,118

Est. TCV/Total Floor Area = 84.74, Most recent sale 06/21/2004 for 49,350

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
27,300	27,300	27,300	20,864	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,300	0	0	563	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
33,600	33,600	33,600	21,427	21,427	21,427

009-023-008-95	2026 Est. T.C.V.	BOERMA DOUGLAS & KELLY
Property Class: 401		3233 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 23 T22N R8W S 200 FT OF W 220 FT OF NW 1/4 OF NW 1/4. 1.0101A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	200.00	220.00	1.0000	0.8612	110	100		18,946
200 Actual Front Feet, 1.01 Total Acres							Total Est. Land Value =	18,946

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	8.14	125	0	0
D/W/P: Crushed Rock	2.48	125	0	0
Wood Frame	35.79	120	50	2,147

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,097

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 1994

(11) Heating System: Forced Warm Air

Ground Area = 1280 SF Floor Area = 1280 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1280		
			Total:	98,065	53,935

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	186	2,292	1,261

Plumbing

Average Fixture(s)	1	1,293	711

Water/Sewer

1000 Gal Septic	1	5,433	2,988
Water Well, 100 Feet	1	6,387	3,513

Deck

Treated Wood w/Roof (Deck Portion)	256	4,972	2,735
Treated Wood w/Roof (Roof portion)	256	5,507	3,029
Treated Wood	48	1,766	971

Garages

Class: BC Exterior: Pole (Unfinished)

Base Cost	1200	37,464	20,605

Totals: 163,179 89,748

Notes: 1994 REDMAN S/N 11247174

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 84,363

2026 Est. T.C.V. 009-023-008-95 = 106,406

Est. TCV/Total Floor Area = 83.13, Most recent sale 08/30/2018 for 60,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
43,800	43,800	43,800	29,358	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	9,400	0	0	792	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
53,200	53,200	53,200	30,150	30,150	0

009-023-009-00	2026 Est. T.C.V.	MILLER STEVEN ETAL
Property Class: 401		3345 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 23 T22N R8W SW 1/4 OF NW 1/4 EXC W 858 FT THOF & EXCS 600 FT THOF & EXC N 285 FT THOF. 4.6137A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$9000			4.61 Acres		9000	100		41,490
			4.61 Total Acres				Total Est. Land Value =	41,490

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1974

(11) Heating System: Wall Furnace

Ground Area = 520 SF Floor Area = 520 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	520		
			Total:	33,074	11,576

Other Additions/Adjustments

Water/Sewer

1000 Gal Septic	1	4,109	1,438
Water Well, 50 Feet	1	3,344	1,170

Totals: 40,527 14,184

Notes: 10 X 52 MH

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 13,333

2026 Est. T.C.V. 009-023-009-00 = 54,823

Est. TCV/Total Floor Area = 105.43

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
19,000	19,000	19,000	9,429	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,400	0	254	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,400	27,400	27,400	9,683	9,683	9,683	

009-023-009-25	2026 Est. T.C.V.	WHEELER DANIEL L
Property Class: 401		3391 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 23 T22N R8W SW 1/4 OF NW 1/4 EXC N 720 FT. 18.1818A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$5000	18.18 Acres		5000	100		90,900
			18.18 Total Acres				Total Est. Land Value =	90,900

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	320	50	1,053
			Total Estimated Land Improvements True Cash Value =	1,053

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1977

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1008 SF Floor Area = 1008 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,008		
			Total:	132,678	94,200

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,010

Water/Sewer

1000 Gal Septic	1	4,689	3,329
Water Well, 50 Feet	1	3,344	2,374

Porches

WPP	36	1,863	1,323

Deck

Treated Wood	78	2,148	1,525

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	16,976
Common Wall: 1 Wall	1	-2,589	-1,838

Class: C Exterior: Pole (Unfinished)

Base Cost	1216	28,758	20,418

Class: C Exterior: Pole (Unfinished)

Base Cost	1280	30,272	27,245	*90% Good

Built-Ins

Appliance Allow.	1	2,713	1,926

Totals: 229,208 168,488

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 207,240

2026 Est. T.C.V. 009-023-009-25 = 299,193

Est. TCV/Total Floor Area = 296.82

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
124,300	124,300	124,300	66,400	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	25,300	0	0	1,792	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
149,600	149,600	149,600	68,192	68,192	68,192	

009-023-009-40	2026 Est. T.C.V.	SHELTON JASON & MISTY
Property Class: 401		3313 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 23 T22N R8W N 285 FT OF SW 1/4 OF NW 1/4 EXC W 539 FT THOF. 5.1098 A.
 7/15/2020 COMBINE WITH 023-09-80, TREASURER'S REQUEST
 FORMERLY . SEC 23 T22N R8W N 285 FT OF SW 1/4 OF NW 1/4 EXC W 858 FT THOF.
 3.0227A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia INFERIOR@	\$1400	5.11 Acres			1400	100		7,154
		5.11 Total Acres			Total Est.		Land Value =	7,154

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1987

(11) Heating System: Forced Warm Air
 Ground Area = 952 SF Floor Area = 952 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	952		
			Total:	61,273	21,444

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,010	353

Water/Sewer

1000 Gal Septic	1	4,689	1,641
Water Well, 50 Feet	1	3,344	1,170

Deck

Pine w/Roof (Deck Portion)	216	3,361	1,176
Pine w/Roof (Roof portion)	216	3,521	1,232

Garages

Class: CD Exterior: Pole (Unfinished)			
Base Cost	432	11,716	4,101
Class: C Exterior: Pole (Unfinished)			
Base Cost	1680	39,732	13,906

Built-Ins

Appliance Allow.	1	2,713	950

Totals: 131,359 45,973

Notes: 1987 REDMAN MH

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 43,215

2026 Est. T.C.V. 009-023-009-40 = 50,369

Est. TCV/Total Floor Area = 52.91, Most recent sale 06/02/2025 for 60,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
21,300	21,300	21,300	20,899	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,900	0	0	4,301	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,200	25,200	25,200	21,463	25,200	0	

009-023-009-60	2026 Est. T.C.V.	SIINO FAMILY TRUST
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 23 T22N R8W W 858 FT OF N 720 FT OF SW 1/4 OF NW 1/4EXC W 220 FT THOF &
EXC N 285 FT THOF. 6.3712A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$9000			3.00 Acres		9000	100		27,000
Residentia INFERIOR@\$1400			3.37 Acres		1400	100		4,719
			6.37 Total Acres				Total Est. Land Value =	31,719

2026 Est. T.C.V. 009-023-009-60 = 31,719

Est. TCV/Total Floor Area = 33.32

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
11,400	11,400	11,400	6,560	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,500	0	0	177	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,900	15,900	15,900	6,737	6,737	0	

009-023-009-90	2026 Est. T.C.V.	HILL GEOFFREY D
Property Class: 401		3305 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 23 T22N R8W (2*2004) 1.0435 A M/L
 W 539 FT OF N 285 FT OF SW 1/4 OF NW 1/4 EXC W 220 FT THEREOF AND EXC E 159.5
 FT THEREOF.

04 SPLIT 1.04 AC & 12X55 MH TO 009-95 FOR 05

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 - 2.99@	\$9000	1.04	Acres	9000	100			9,360
		1.04	Total Acres				Total Est. Land Value =	9,360

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 2009

(11) Heating System: Wall/Floor Furnace
 Ground Area = 1200 SF Floor Area = 1500 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	1,200		
			Total:	142,979	78,637

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	988	543	

Water/Sewer					
1000 Gal Septic		1	4,109	2,260	
Water Well, 50 Feet		1	3,344	1,839	

Deck					
Treated Wood		80	2,086	1,147	

Built-Ins					
Appliance Allow.		1	1,607	884	

Totals: 155,113 85,310

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 104,931

2026 Est. T.C.V. 009-023-009-90 = 114,291

Est. TCV/Total Floor Area = 76.19

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
49,100	49,100	49,100	13,906	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,000	0	0	375	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
57,100	57,100	57,100	14,281	14,281	14,281	

009-023-009-95	2026 Est. T.C.V.	HILL GEOFFREY D
Property Class: 401		3309 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 23 T22N 48W (0*2004) 1.0435 A M/L
W 539 FT OF N 285 FT OF SW/4 OF NW/4 EXC W 379.5 FT THEREOF.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 - 2.99@	\$9000		1.04 Acres		9000	100		9,360
			1.04 Total Acres				Total Est. Land Value =	9,360

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	100	50	323
			Total Estimated Land Improvements True Cash Value =	323

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 2004

(11) Heating System: Forced Air w/o Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: D Exterior: Pole (Unfinished)					
	Base Cost		1200	22,464	19,094
			Totals:	22,464	19,094

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 23,486

2026 Est. T.C.V.	009-023-009-95	=	33,169
Est. TCV/Total Floor Area =	0.00, Most recent sale 09/13/2004 for	2,500	
2025 Assessed	MBOR	S.E.V.	Base for Cap
15,400	15,400	15,400	9,365
			2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	1,200	0	252
			0
2026 Assessed	MBOR	S.E.V.	Capped
16,600	16,600	16,600	9,617
			->Taxable<-
			9,617
			PRE/MBT
			9,617

009-023-010-00	2026 Est. T.C.V.	SIINO FAMILY TRUST
Property Class: 401		3351 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 23 T22N R8W BEG 495 FT S OF NW COR OF SW 1/4 OF NW 1/4 TH E 220 FT S 225 FT W 220 FT N 225 FT TO POB. 1.1363 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 - 2.99@	\$9000		1.14 Acres		9000	100		10,260
			1.14 Total Acres				Total Est. Land Value =	10,260

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	146	94	1,006
Wood Frame	28.69	80	50	1,147
			Total Estimated Land Improvements True Cash Value =	2,153

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1973

(11) Heating System: Electric Baseboard

Ground Area = 702 SF Floor Area = 702 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	702		
			Total:	89,391	62,574

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	829

Water/Sewer

1000 Gal Septic	1	4,386	3,070
Water Well, 50 Feet	1	3,344	2,341

Porches

CGEP (1 Story)	306	15,606	14,045	*90% Good

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	352	15,488	10,842

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	493	21,539	15,077

Built-Ins

Appliance Allow.	1	1,897	1,328

Breezeways

Frame Wall	264	15,523	10,866

Totals:	168,359	120,972

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 148,795

2026 Est. T.C.V. 009-023-010-00	=	161,208

Est. TCV/Total Floor Area = 229.64

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
70,700	70,700	70,700	42,926	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	9,900	0	0	1,159	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
80,600	80,600	80,600	44,085	44,085	0	

009-023-011-00	2026 Est. T.C.V.	SCHUT RANDALL R
Property Class: 401		3273 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 23 T22N R8W N 285 FT OF W 220 FT OF SW 1/4 OF NW 1/4. 1.4394 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	220.00	285.00	0.9765	0.9187	110	100		21,710
220 Actual Front Feet,	1.44	Total Acres			Total Est.		Land Value =	21,710

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	432	50	1,764
D/W/P: 4in Ren. Conc.	8.17	360	50	1,470
Wood Frame	26.29	160	50	2,103
Total Estimated Land Improvements				True Cash Value = 5,337

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 1988

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1568 SF Floor Area = 1568 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,568		
			Total:	175,642	122,950

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
2 Fixture Bath	1	2,996	2,097

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 100 Feet	1	5,734	4,014

Deck

Treated Wood w/Roof (Deck Portion)	96	2,414	1,690
Treated Wood w/Roof (Roof portion)	96	1,731	1,212
w/Roof (Roof portion)	48	937	656

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Prefab 1 Story	1	2,542	1,779

Porches

WCP (1 Story)	16	1,184	829

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	1120	26,488	18,542

Totals: 228,492 159,945

Notes: 2012-03519 AFFMAN

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 158,345

2026 Est. T.C.V. 009-023-011-00 = 185,392

Est. TCV/Total Floor Area = 118.23, Most recent sale 09/27/2012 for 68,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
77,400	77,400	77,400	34,036	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	15,300	0	918	0		

Parcel Number: 009-023-011-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
92,700	92,700	92,700	34,954	34,954	34,954

009-023-012-00	2026 Est. T.C.V.	ROOT RENTALS LLC
Property Class: 401		3333 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 23 T22N R8W BEG 285 FT S OF NW COR OF SW 1/4 OF NW 1/4 TH E 220 FT S 210 FT W 220 FT N 210 FT TO POB. 1.0606 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	210.00	220.00	0.9879	0.8612	110	100		19,652
210 Actual Front Feet,	1.06	Total Acres			Total Est.	Land Value =		19,652

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	10.25	576	0	0
D/W/P: 3.5 Concrete	7.58	67	0	0
Wood Frame	34.72	140	50	2,430

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements			True Cash Value =	3,380

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 1984

(11) Heating System: Wall Furnace

Ground Area = 1274 SF Floor Area = 1274 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	938		
Addition	Siding	Crawl	336		
		Total:		105,244	42,098

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	162	1,996	798

Plumbing

Average Fixture(s)	1	1,293	517

Water/Sewer

1000 Gal Septic	1	5,433	2,173
Water Well, 50 Feet	1	3,351	1,340

Deck

Treated Wood	144	3,407	1,363
Treated Wood	28	1,308	523
Treated Wood	16	758	303

Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	896	39,075	15,630
Door Opener	2	1,317	527

Built-Ins

Appliance Allow.	1	3,899	1,560

Totals: 167,081 66,832

Notes: 1984 MARLETTE MH - HUD

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 62,822

2026 Est. T.C.V. 009-023-012-00 = 85,854

Est. TCV/Total Floor Area = 67.39, Most recent sale 09/08/2015 for 20,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
35,300	35,300	35,300	25,111	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

Parcel Number: 009-023-012-00

Page: 2

	0	7,600	0	0	677	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,900	42,900	42,900	25,788	25,788	0	

009-023-014-00 2026 Est. T.C.V. MCCLURE DOUGLAS M & HEATHER S
 Property Class: 401 7680 W LOTAN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 23 T22N R8W (9*2008) E 250 FT OF S 871.2 FT OF W 1/2 OF E 1/2 OF SW 1/4. 5A.
 2008 PARCEL 009-023-014-00 SPLIT ON 09/04/2008 2009 PARCEL 009-023-014-00 SPLIT
 ON 10/05/2009

PREVIOUS

. SEC 23 T22N R8W E 250 FT OF S 871.2 FT OF W/2 OF E/2 OF SW/4. 5 AC.
 SPLIT ON 09/02/2008 INTO 009-023-014-50,

SPLIT ON 09/28/2009 INTO 009-023-014-05;

Split/Comb. on 09/28/2009 completed 09/28/2009 RAY ;
 Parent Parcel(s): 009-023-014-00;
 Child Parcel(s): 009-023-014-05;

 Split/Comb. on 09/02/2008 completed 09/02/2008 RAY (;
 Parent Parcel(s): 009-023-014-00;
 Child Parcel(s): 009-023-014-50, (Exempt 40 Ac. split)

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	250.00	871.20	0.9457	1.2148	110	100		31,595
250 Actual Front Feet, 5.00 Total Acres							Total Est. Land Value =	31,595

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	10.25	675	94	6,504
D/W/P: 3.5 Concrete	7.58	140	94	997
Total Estimated Land Improvements True Cash Value =				7,501

Cost Est. for Res. Bldg: 1 Single Family 1S Cls BC Blt 2010

(11) Heating System: Forced Heat & Cool
 Ground Area = 1823 SF Floor Area = 2268 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,823		
1 Story	Siding	Overhang	445		
		Total:		398,003	338,303

Other Additions/Adjustments

Exterior					
Stone Veneer		235	10,563	8,979	

Plumbing

Average Fixture(s)	1	2,094	1,780
2 Fixture Bath	1	4,412	3,750

Water/Sewer

1000 Gal Septic	1	5,433	4,618
Water Well, 100 Feet	1	6,387	5,429

Porches

CCP (1 Story)	178	6,461	5,492
WCP (1 Story)	216	11,584	9,846

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	890	50,098	42,583
Common Wall: 2 Wall	1	-6,002	-5,102
Door Opener	1	659	560

Parcel Number: 009-023-014-00

Page: 2

Built-Ins

Appliance Allow.	1	3,899	3,314

Fireplaces

Prefab 1 Story	1	3,596	3,057

Totals:		497,187	422,609

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 519,809

Ag. Bld 1 1974, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	15.83	2736	43,311
Default Walls	5.24	2736	14,337

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35	Depr. Cost =	20,177
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 =		18,764

Total Estimated True Cash Value of Agricultural Buildings	=	18,764

2026 Est. T.C.V. 009-023-014-00	=	577,669

Est. TCV/Total Floor Area = 254.70

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
247,600	247,600	247,600	146,153	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	41,200	0	0	3,946	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
288,800	288,800	288,800	150,099	150,099	150,099	

009-023-014-05	2026 Est. T.C.V.	MCCLURE DOUGLAS M & HEATHER S
Property Class: 102		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2015-00722 AGAFF SEC 23 T22N R8W W/2 OF E/2 OF SW/4. EXC E 250 FT OF S 871.2 FT 34.7 AC.

SPLIT ON 09/28/2009 FROM 009-023-014-00;

Split/Comb. on 09/28/2009 completed 09/28/2009 RAY ;
 Parent Parcel(s): 009-023-014-00;
 Child Parcel(s): 009-023-014-05;

 Split/Comb. on 09/02/2008 completed 09/02/2008 RAY (;
 Parent Parcel(s): 009-023-014-00;
 Child Parcel(s): 009-023-014-50, (Exempt 40 Ac. split)

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 30 - 65 ACRES			34.70 Acres		3800	100		131,860
			34.70 Total Acres				Total Est. Land Value =	131,860

2026 Est. T.C.V. 009-023-014-05 = 131,860

Est. TCV/Total Floor Area = 58.14

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
55,500	55,500	55,500	23,387	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	10,400	0	0	631	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
65,900	65,900	65,900	24,018	24,018	24,018	

009-023-014-50	2026 Est. T.C.V.	VANDERMEULEN SCOTT
Property Class: 102		6594 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2015-00726 AFAFF SEC 23 T22N R8W E/2 OF E/2 OF SW/4. 39.7 AC.
SPLIT ON 09/02/2008 FROM 009-023-014-00;

Split/Comb. on 09/02/2008 completed 09/02/2008 RAY (Exempt 40 Ac. split)
Parent Parcel(s): 009-023-014-00;
Child Parcel(s): 009-023-014-50,

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 18 - 29 Acres		20.00 Acres			3800	100		76,000
AGRICULTRU SURPLUS 2600/		19.70 Acres			2600	100		51,220
		39.70 Total Acres					Total Est. Land Value =	127,220

2026 Est. T.C.V. 009-023-014-50 = 127,220

Est. TCV/Total Floor Area = 56.09

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
54,700	54,700	54,700	26,653	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,900	0	0	719	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
63,600	63,600	63,600	27,372	27,372	27,372	

009-023-015-00	2026 Est. T.C.V.	KRAFVE LOIS A TRUST
Property Class: 102		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 23 T22N R8W W 1/2 OF SW 1/4. 80 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 30 - 65 ACRES		40.00 Acres			3800	100		152,000
AGRICULTRU SURPLUS 2600/		40.00 Acres			2600	100		104,000
		80.00 Total Acres					Total Est. Land Value =	256,000

2026 Est. T.C.V. 009-023-015-00

= 256,000

Est. TCV/Total Floor Area = 112.87

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
110,000	110,000	110,000	34,358	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	18,000	0	0	927	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
128,000	128,000	128,000	35,285	35,285	35,285

009-023-016-00	2026 Est. T.C.V.	CHRISTIE KEVIN P
Property Class: 101		7180 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2015-00727 AFAFF PA 260 SEC 23 T22N R8W E 1/2 OF SE 1/4. 80 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 30 - 65 ACRES		30.00 Acres			3800	100		114,000
AGRICULTRU INFERIOR		50.00 Acres			1400	100		70,000
		80.00 Total Acres					Total Est. Land Value =	184,000

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls D Blt 1988

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 884 SF Floor Area = 1547 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Slab	884		
			Total:	153,656	92,194

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Water/Sewer

1000 Gal Septic	1	4,109	2,465
Water Well, 100 Feet	1	5,150	3,090

Built-Ins

Appliance Allow.	1	1,607	964

Totals: 165,510 99,306

Notes:

ECF (101 AGRICULTURE) 1.230 => TCV: 122,146

Ag. Bld 1 0, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	14.49	6400	92,736
Default Walls	4.80	6400	30,720

Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/50/100/31	Depr. Cost =	38,271
ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 1 =		28,704

Total Estimated True Cash Value of Agricultural Buildings = 28,704

2026 Est. T.C.V. 009-023-016-00 = 334,850

Est. TCV/Total Floor Area = 216.45

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
147,500	147,500	147,500	106,877	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	19,900	0	0	2,885	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
167,400	167,400	167,400	109,762	109,762	109,762	

009-023-017-00	2026 Est. T.C.V.	TACOMA DAIRY INC
Property Class: 102		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 23 T22N R8W W 1/2 OF SE 1/4. 80 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 66 - 120 Acres		70.50 Acres			3800	100		267,900
AGRICULTRU SURPLUS 2600/		9.50 Acres			2600	100		24,700
		80.00 Total Acres					Total Est. Land Value =	292,600

2026 Est. T.C.V. 009-023-017-00 = 292,600

Est. TCV/Total Floor Area = 189.14, Most recent sale 02/12/2010 for 240,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
123,700	123,700	123,700	101,859	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	22,600	0	0	2,750	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
146,300	146,300	146,300	104,609	104,609	104,609

009-024-001-00	2026 Est. T.C.V.	LEHMANN FAMILY PROTECTION TRUST
Property Class: 102		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 24 T22N R8W NE 1/4 OF NE 1/4. 40 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 30 - 65 ACRES		34.00 Acres			3800	100		129,200
AGRICULTRU ROW		4.00 Acres			0	100		0
AGRICULTRU UNTILLABLE		2.00 Acres			3200	100		6,400
		40.00 Total Acres					Total Est. Land Value =	135,600

2026 Est. T.C.V. 009-024-001-00 = 135,600

Est. TCV/Total Floor Area = 87.65

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
57,400	57,400	57,400	36,492	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	10,400	0	0	985	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
67,800	67,800	67,800	37,477	37,477	37,477	

009-024-002-00	2026 Est. T.C.V.	ALLEN SCOTT & TAMMY
Property Class: 401		6455 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 24 T22N R8W W 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4. 10A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors * 330 X 1312.3

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		9.94 Acres	5600	100				55,675
		9.94 Total Acres					Total Est. Land Value =	55,675

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	432	0	0
Wood Frame	24.05	256	50	3,078
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
				Total Estimated Land Improvements True Cash Value = 4,028

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C -5 Blt 1994

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 2288 SF Floor Area = 2288 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	832		
1 Story	Siding	Crawl Space	1,456		
		Total:		291,888	218,941

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Water/Sewer

1000 Gal Septic	1	4,689	3,517
Water Well, 100 Feet	1	5,734	4,300

Deck

Treated Wood	80	2,182	1,636
Treated Wood	656	8,685	6,514
w/Roof (Roof portion)	356	5,368	4,026

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	2	1,054	790
Base Cost	1344	31,786	23,839

Built-Ins

Appliance Allow.	1	2,713	2,035

Totals: 359,999 270,022

Notes: REDMAN 112B4740

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 267,322

2026 Est. T.C.V. 009-024-002-00 = 327,025

Est. TCV/Total Floor Area = 142.93

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
129,700	129,700	129,700	59,763	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	33,800	0	1,613	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
163,500	163,500	163,500	61,376	61,376	61,376	

009-024-002-25 2026 Est. T.C.V. JOHNSTON-SANBORN FAMILY TRUST
 Property Class: 401 6401 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 24 T22N R8W E 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4. 10A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors * 330 X 1312.8

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		9.95 Acres	5600	100				55,692
		9.95 Total Acres					Total Est. Land Value =	55,692

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1996

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1776 SF Floor Area = 1776 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,296		
1 Story	Siding	Crawl Space	480		
		Total:		242,847	170,004

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 100 Feet	1	5,734	4,014

Porches

CCP (1 Story)	110	3,227	2,259

Deck

Treated Wood	420	6,493	4,545

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	572	23,801	16,661
Common Wall: 1 Wall	1	-2,589	-1,812

Class: CD Exterior: Pole (Unfinished)

Base Cost	1280	27,123	18,986
No Concrete Floor	1280	-7,667	-5,367

Built-Ins

Appliance Allow.	1	2,713	1,899

Totals: 312,271 218,601

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 268,879

2026 Est. T.C.V. 009-024-002-25 = 324,571

Est. TCV/Total Floor Area = 182.75, Most recent sale 08/09/2024 for 343,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
139,700	139,700	139,700	139,700	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	22,600	0	0	3,771	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
162,300	162,300	162,300	143,471	143,471	143,471	

009-024-002-50	2026 Est. T.C.V.	ANDERSON KIMMY JO
Property Class: 401		6323 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 24 T22N R8W W 1/2 OF E 1/2 OF NW 1/4 OF NE 1/4. 10A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors * 330 X 1315.50

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		9.95 Acres	5600	100				55,726
		9.95 Total Acres					Total Est. Land Value =	55,726

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	210	50	691
Wood Frame	22.54	560	50	6,311
				Total Estimated Land Improvements True Cash Value = 7,002

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1998

(11) Heating System: Wall Furnace

Ground Area = 1216 SF Floor Area = 1216 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1216		
			Total:	69,998	41,299

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	184	2,156	1,272

Plumbing

Average Fixture(s)	1	1,010	596
3 Fixture Bath	1	2,944	1,737

Water/Sewer

1000 Gal Septic	1	4,689	2,767
Water Well, 100 Feet	1	5,734	3,383

Deck

Treated Wood	112	2,694	1,589
Treated Wood	18	806	476

Built-Ins

Appliance Allow.	1	2,713	1,601

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	1200	28,380	16,744

Totals:	121,124	71,464

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:	67,176

2026 Est. T.C.V. 009-024-002-50	=	129,904

Est. TCV/Total Floor Area = 106.83, Most recent sale 11/21/2023 for 125,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
55,700	55,700	55,700	47,632	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	9,300	0	0	1,286	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
65,000	65,000	65,000	48,918	48,918	0

009-024-002-75	2026 Est. T.C.V.	WALSH LAURI A & WALSH MATTHEW C
Property Class: 401		6229 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 24 T22N R8W E 1/2 OF E 1/2 OF NW 1/4 OF NE1/4. 10A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors * 330 X 1314.6

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		9.96 Acres	5600	100				55,770
		9.96 Total Acres					Total Est. Land Value =	55,770

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1942

(11) Heating System: Wall/Floor Furnace
 Ground Area = 1032 SF Floor Area = 1032 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	768		
1 Story	Siding	Crawl Space	264		
			Total:	111,518	61,334

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	988	543

Water/Sewer			
1000 Gal Septic	1	4,109	2,260
Water Well, 100 Feet	1	5,150	2,832

Deck			
Treated Wood	180	3,560	1,958

Built-Ins			
Appliance Allow.	1	1,607	884

Totals: 126,932 69,811

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 85,867

2026 Est. T.C.V. 009-024-002-75 = 141,637

Est. TCV/Total Floor Area = 137.25

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
61,600	61,600	61,600	19,125	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	9,200	0	516	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
70,800	70,800	70,800	19,641	19,641	19,641	

009-024-003-00
Property Class: 102
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

DUTCHMAN PROPERTIES LLC
3434 S MOREY RD
LAKE CITY, MI 49651

SEC 24 T22N R08W THE SOUTH 1/2 OF THE NORTHEAST 1/4 EXCEPT THE NORTH 10 RODS OF THE EAST 16 RODS AND EXCEPT COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION; THENCE N00°36'47"E ALONG THE EAST SECTION LINE, 314.33 FEET TO THE POINT OF BEGINNING; THENCE N90°00'00"W, 351.00 FEET; THENCE N00°36'47"E PARALLEL WITH THE EAST SECTION LINE, 253.00 FEET; THENCE S90°00'00"E, 351.00 FEET TO SAID EAST SECTION LINE; THENCE S00°36'47"W ALONG SAID LINE, 253.00 FEET TO THE POINT OF BEGINNING. CONTAINING 76.76 ACRES. SUBJECT TO THE RIGHT-OF-WAY FOR HIGHWAY M-66 ACROSS THE EASTERLY PORTION THEREOF, AS DEPICTED ON THE CERTIFICATE OF SURVEY. SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY. 2021-00017 EASE
SPLIT ON 05/27/2015 INTO 009-024-003-90;
FORMERLY
. SEC 24 T22N R8W S 1/2 OF NE 1/4, EXC THE N 10 RDS; OF THE E 16 RDS; THEREOF.
79 A.

6/2/2015 PER DAN LUND AT MDOT NO NEW ACCESS PERMIT NEEDED FOR EXISTING AG ACCESS AT S. BORDER OF PARCEL, ONLY IF NEW CONSTRUCTION OR CHANGE IN USE. LEFT THIS INFO ON STEVE VANDERWEIDE'S PHONE -TIM

SPLIT/COMB. ON 05/27/2015 COMPLETED 05/27/2015 TIM 5/27/2015 LAND DIVISION
024-003-00 TO 76.76 A VACANT & 2.04A WITH HOUSE & POLE GRG;
PARENT PARCEL(S): 009-024-003-00;
CHILD PARCEL(S): 009-024-003-90;

5/27/2015 LAND DIVISION 024-003-00 TO 76.76 A VACANT & 2.04A WITH HOUSE & POLE GRG

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 66 - 120 Acres			76.76 Acres		3800	100		291,688
			76.76 Total Acres				Total Est. Land Value =	291,688

2026 Est. T.C.V. 009-024-003-00 = 291,688

Est. TCV/Total Floor Area = 282.64, Most recent sale 05/04/2015 for 325,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
122,800	122,800	122,800	70,457	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	23,000	0	0	1,902	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
145,800	145,800	145,800	72,359	72,359	72,359	

009-024-003-90	2026 Est. T.C.V.	PUZJAK DAWN
Property Class: 401		3434 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SPLIT/COMBINED ON 05/27/2015 FROM 009-024-003-00;
 A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 24, T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION; THENCE N00°36'47"E ALONG THE EAST SECTION LINE, 314.33 FEET TO THE P.OINT OF BEGINNING; THENCE N90°00'00"W, 351.00 FEET; THENCE N00°36'47"E PARALLEL WITH THE EAST SECTION LINE, 253.00 FEET; THENCE S90°00'00"E, 351.00 FEET TO SAID EAST SECTION LINE; THENCE S00°36'47"W ALONG SAID LINE, 253.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2.04 ACRES MORE OR LESS.
 SUBJECT TO THE RIGHT-OF-WAY FOR HIGHWAY M-66 ACROSS THE EASTERLY PORTION THEREOF AS DEPICTED ON THE CERTIFICATE OF SURVEY. SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY.

SPLIT/COMB. ON 05/27/2015 COMPLETED 05/27/2015 TIM 5/27/2015 LAND DIVISION
 024-003-00 TO 76.76 A VACANT & 2.04A WITH HOUSE & POLE GRG;
 PARENT PARCEL(S): 009-024-003-00;
 CHILD PARCEL(S): 009-024-003-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	253.00	251.61	0.9429	0.8906	110	100		23,370
253 Actual Front Feet,	1.46	Total Acres			Total Est.		Land Value =	23,370

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1947

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1762 SF Floor Area = 1762 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,762		
			Total:	172,839	95,061

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	949	522

Water/Sewer

1000 Gal Septic	1	3,947	2,171
Water Well, 50 Feet	1	3,212	1,767

Porches

WCP (1 Story)	96	3,837	2,110

Garages

Class: D Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost	806	22,495	12,372

Built-Ins

Appliance Allow.	1	1,543	849

Totals:	208,822	114,852

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 141,268

Ag. Bld 1 0, 4 Wall Utility Building	Class:D,Pole	Quality:Low Cost
Height: 10 ft		

Description	Rate	Size	Cost New
Base Cost	4.03	3648	14,701

Parcel Number: 009-024-003-90

Page: 2

Default Walls	5.11	3648	18,641

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35	Depr. Cost =	11,670
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 =		10,853

Total Estimated True Cash Value of Agricultural Buildings	=	10,853

2026 Est. T.C.V. 009-024-003-90	=	175,491

Est. TCV/Total Floor Area = 99.60, Most recent sale 03/08/2018 for 120,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
75,800	0	0	0	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
87,700	0	63,900	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
87,700	87,700	87,700	63,900	63,900	63,900

009-024-004-00	2026 Est. T.C.V.	PETERSON-LANG KATHY K
Property Class: 401		3264 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 24 T22N R8W N 10 RDS; OF E 16 RDS; OF S 1/2 OF NE 1/4. 1 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	165.00	264.00	1.0493	0.9013	110	100		17,165
165 Actual Front Feet,	1.00	Total Acres			Total Est.		Land Value =	17,165

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1945

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1188 SF Floor Area = 1188 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,188		
			Total:	130,534	78,320

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Water/Sewer

1000 Gal Septic	1	4,109	2,465
Water Well, 50 Feet	1	3,344	2,006

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	528	15,476	9,286

Built-Ins

Appliance Allow.	1	1,607	964

Deck

w/Roof (Roof portion)	288	3,603	2,162

Totals:	159,661	95,796

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 117,829

2026 Est. T.C.V. 009-024-004-00 = 134,994

Est. TCV/Total Floor Area = 113.63

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
57,300	57,300	57,300	24,640	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,200	0	0	665	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
67,500	67,500	67,500	25,305	25,305	0	

009-024-005-00	2026 Est. T.C.V.	DUTCHMAN PROPERTIES LLC
Property Class: 101		6557 W KELLY RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 24 T22N R8W E 1/2 OF NW 1/4. 80A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 66 - 120 Acres		35.00 Acres			3800	100		133,000
AGRICULTRU UNTILLABLE		45.00 Acres			3200	100		144,000
		80.00 Total Acres					Total Est. Land Value =	277,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 0

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1332 SF Floor Area = 1716 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	384		
1 Story	Siding	Basement	288		
1 Story	Siding	Crawl Space	660		
		Total:		219,886	131,937

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853
2 Fixture Bath	1	2,996	1,798

Water/Sewer

1000 Gal Septic	1	4,689	2,813
Water Well, 100 Feet	1	5,734	3,440

Porches

CPP	48	1,231	739

Built-Ins

Appliance Allow.	1	2,713	1,628

Totals: 238,671 143,208

Notes:

ECF (101 AGRICULTURE) 1.230 => TCV: 176,146

Ag. Bld 1 1986, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	15.04	4608	69,304
Default Walls	4.98	4608	22,948

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Depr. Cost = 50,739
 ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 1 = 38,054

Ag. Bld 2 1950, 4 Wall Barn, General Purpose Class:C Quality:Low Cost
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	14.31	1440	20,606
Default Walls	20.02	1440	28,829

Phy/Ab.Phy/Func/Econ/Comb. % Good=25/50/100/100/12.5 Depr. Cost = 6,179
 ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 2 = 4,635

Ag. Bld 3 1972, 4 Wall Barn, General Purpose Class:C Quality:Low Cost
 Height: 24 ft

Description	Rate	Size	Cost New
Base Cost	17.50	1800	31,500
Default Walls	24.48	1800	44,064

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Depr. Cost = 26,447
 ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 3 = 19,836

Ag. Bld 4 1981, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost
 Height: 14 ft

Description	Rate	Size	Cost New
Base Cost	17.09	2400	41,016
Default Walls	5.66	2400	13,584

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Depr. Cost = 19,110
 ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 4 = 14,333

Ag. Bld 5 1983, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	16.07	1776	28,540
Default Walls	5.32	1776	9,448

Phy/Ab.Phy/Func/Econ/Comb. % Good=53/100/100/100/53 Depr. Cost = 20,134
 ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 5 = 15,100

Ag. Bld 6 1966, 4 Wall Cylindrical Silo Class:C Quality:Good

Description	Rate	Size	Cost New
Silo, Concrete Stave, No Roof, 16' - 23' Dia.	23,766.00	1	23,766

Phy/Ab.Phy/Func/Econ/Comb. % Good=20/100/0/100/0 Depr. Cost = 0
 ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 6 = 0

Ag. Bld 7 1966, 4 Wall Cylindrical Silo Class:C Quality:Excellent

Description	Rate	Size	Cost New
Silo, Concrete Stave, 16' - 23' Dia.	26,724.00	1	26,724

Phy/Ab.Phy/Func/Econ/Comb. % Good=20/100/0/100/0 Depr. Cost = 0
 ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 7 = 0

Ag. Bld 8 1996, 4 Wall Utility Building Class:C Quality:Average
 Height: 8 ft

Description	Rate	Size	Cost New
Base Cost	7.46	3840	28,646
Default Walls	19.01	3840	72,998

Phy/Ab.Phy/Func/Econ/Comb. % Good=50/100/100/100/50 Depr. Cost = 50,822
 ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 8 = 38,117

Total Estimated True Cash Value of Agricultural Buildings = 130,075

2026 Est. T.C.V. 009-024-005-00 = 583,221

Est. TCV/Total Floor Area = 339.87

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
256,200	256,200	256,200	154,584	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	35,400	0	0	4,173	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
291,600	291,600	291,600	158,757	158,757	158,757	

009-024-007-00	2026 Est. T.C.V.	MILLER CASEY JOHN
Property Class: 201		6857 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 24 T22N R8W N 20 RDS; OF W 1/2 OF NW 1/4. 10 A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 10A M/L 3800		5.00 Acres	3800	100				19,000
COMMERCIAL AGRICULTURE		4.00 Acres	3800	100				15,200
COMMERCIAL ROW		1.00 Acres	0	100				0
		10.00 Total Acres			Total Est. Land Value =			34,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.32	200	50	1,932
Total Estimated Land Improvements				True Cash Value = 1,932

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average
Stories: 1 Story Height: 14 Perimeter: 328

Base Rate for Upper Floors = 28.06

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 28.06

Total Floor Area: 5,220 Base Cost New of Upper Floors = 146,473

Reproduction/Replacement Cost = 146,473
Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
Total Depreciated Cost = 140,614

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Cost	# or	Height	Storys	Cost
	Col.	Rate	SqFt	Adj.	Adj.
Total Cost New =					0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0
Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI4/R00C/ALUSCCOTPBL	6.85	2510	1.00	100	17,194

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 1 = 167,277
Replacement Cost/Floor Area= 31.35 Est. TCV/Floor Area= 32.05
80 % Completed => Est. True Cash Value 2026 = 133,821

Total Estimated True Cash Value of Commercial/Industrial Buildings = 133,821

2026 Est. T.C.V. 009-024-007-00 = 169,953

Est. TCV/Total Floor Area = 32.56

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
75,200	75,200	75,200	67,692	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	9,800	0	0	1,827	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
85,000	85,000	85,000	69,519	69,519	0

009-024-008-00	2026 Est. T.C.V.	MILLER CASEY JOHN
Property Class: 102		S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 24 T22N R8W NW 1/4 OF NW 1/4 EXC N 1/2 OF N 1/2 TH OF. 30A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 30 - 65 ACRES		30.00 Acres			3800	100		114,000
		30.00 Total Acres					Total Est. Land Value =	114,000

Ag. Bld 1 2001, Lean-To Loafing Shed Class:D,Pole Quality:Low Cost
Height: 8 ft

Description	Rate	Size	Cost New
Base Cost	3.58	936	3,351
Default Walls	5.58	702	3,917

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Depr. Cost = 4,361
ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 1 = 3,271

Total Estimated True Cash Value of Agricultural Buildings = 3,271

2026 Est. T.C.V. 009-024-008-00 = 117,271

Est. TCV/Total Floor Area = 22.47

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
49,400	49,400	49,400	49,400	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	9,200	0	0	1,333	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
58,600	58,600	58,600	50,733	50,733	50,733	

009-024-010-00	2026 Est. T.C.V.	KOŁODZIEJ PATRICIA TRUST
Property Class: 102		S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 24 T22N R8W N 1/2 OF SW 1/4 OF NW 1/4. 20 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 18 - 29 Acres		10.00 Acres			3800	100		38,000
AGRICULTRU INFERIOR		10.00 Acres			1400	100		14,000
		20.00 Total Acres					Total Est. Land Value =	52,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.38	96	10	224
				Total Estimated Land Improvements True Cash Value = 224

2026 Est. T.C.V. 009-024-010-00 = 52,224

Est. TCV/Total Floor Area = 10.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
23,100	23,100	23,100	9,638	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	0	260	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,100	26,100	26,100	9,898	9,898	9,898	

009-024-011-00	2026 Est. T.C.V.	MILLER JOHN R TRUST
Property Class: 402		S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 24 T22N R8W S 1/2 OF SW 1/4 OF NW 1/4. 20A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>40@	\$3800	20.00	Acres	3800	100			76,000
		20.00	Total Acres				Total Est. Land Value =	76,000

Ag. Bld 1 2021, Lean-To Loafing Shed Class:D,Pole Quality:Low Cost
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	3.73	960	3,581
Default Walls	5.80	720	4,176

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 Depr. Cost = 6,981
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 6,493

Ag. Bld 2 2006, Lean-To Loafing Shed Class:D,Pole Quality:Low Cost
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	5.76	144	829
Default Walls	8.96	108	968

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Depr. Cost = 988
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 2 = 919

Total Estimated True Cash Value of Agricultural Buildings = 7,412

2026 Est. T.C.V. 009-024-011-00 = 83,412

Est. TCV/Total Floor Area = 15.98

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
40,500	40,500	40,500	10,459	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,200	0	282	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,700	41,700	41,700	10,741	10,741	10,741	

009-024-013-00	2026 Est. T.C.V.	CHRISTIE JOSEPH E
Property Class: 101		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2015-00723 AGAFF SEC 24 T22N R8W E 1/2 OF SW 1/4. 80 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 30 - 65 ACRES		20.00 Acres			3800	100		76,000
AGRICULTRU INFERIOR		60.00 Acres			1400	100		84,000
		80.00 Total Acres					Total Est. Land Value =	160,000

Ag. Bld 1 0, 4 Wall Utility Building Class:D,Pole Quality:Low Cost
Height: 12 ft

Description	Rate	Size	Cost New
Base Cost	4.26	2400	10,224
Default Walls	5.40	2400	12,960

Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40 Depr. Cost = 9,274
ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 1 = 6,955

Total Estimated True Cash Value of Agricultural Buildings = 6,955

2026 Est. T.C.V. 009-024-013-00 = 166,955

Est. TCV/Total Floor Area = 31.98

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
77,100	77,100	77,100	39,955	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,400	0	1,078	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,500	83,500	83,500	41,033	41,033	41,033	

009-024-014-00	2026 Est. T.C.V.	ECKHOUT GARY P & VALERIE J
Property Class: 401		6860 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 24 T22N R8W (1*2000) BEG N 89 DEG 55'09"E 404 FT FROM SW COR OF SW 1/4 TH N
 0 DEG 04'51"W 225 FT, N 89 DEG 55'09"E 780 FT, S 0 DEG 04'51"E 225 FT, S 89 DEG
 55'09"W 780 FT TO POB. 4.0289A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$9000			4.03 Acres		9000	100		36,261
			4.03 Total Acres				Total Est. Land Value =	36,261

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	304	50	936
Wood Frame	22.65	180	50	2,038
				Total Estimated Land Improvements True Cash Value = 2,974

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1926

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1064 SF Floor Area = 1232 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Mich Bsmnt.	672		
1 Story	Siding	Basement	392		
			Total:	152,331	99,990

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	735

Water/Sewer

1000 Gal Septic	1	4,386	2,719
Water Well, 50 Feet	1	3,344	2,073

Porches

CCP (1 Story)	120	3,205	1,987
WCP (1 Story)	216	7,983	4,949

Deck

Treated Wood	126	2,880	1,786

Built-Ins

Appliance Allow.	1	1,897	1,176

Fireplaces

Interior 1 Story	1	4,610	2,858

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	2112	39,537	24,513

Totals:	221,358	137,241

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 168,806

2026 Est. T.C.V. 009-024-014-00 = 208,041

Est. TCV/Total Floor Area = 168.86, Most recent sale 08/01/2000 for 106,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
86,200	86,200	86,200	47,599	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	17,800	0	1,285	0

Parcel Number: 009-024-014-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
104,000	104,000	104,000	48,884	48,884	48,884

009-024-014-20	2026 Est. T.C.V.	NEBLOCK THOMAS & MOLLY TRUSTS
Property Class: 102		S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 24 T22N R8W (4*2000) THAT PART OF W 1/2 OF SW 1/4 LYING N'LY OF A LINE BEG N
01 DEG 04'06"W 1396.45 FT FROM SW COR TH S 89 DEG 44'29"E 457.52 FT, N 16 DEG
46'35"W 153.08 FT, N 84 DEG 20'52"W 815.95 FT TO W 1/8 LINE 33.38A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 8 - 17 Acres		8.00 Acres			3800	100		30,400
AGRICULTRU SURPLUS 2600/		12.46 Acres			2600	100		32,383
AGRICULTRU INFERIOR		12.00 Acres			1400	100		16,800
AGRICULTRU ROW		0.93 Acres			0	100		0
		33.38 Total Acres			Total Est.		Land Value =	79,583

2026 Est. T.C.V. 009-024-014-20 = 79,583

Est. TCV/Total Floor Area = 64.60, Most recent sale 04/01/2001 for 47,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
35,500	35,500	35,500	35,500	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,300	0	0	958	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
39,800	39,800	39,800	36,458	36,458	36,458	

009-024-014-60	2026 Est. T.C.V.	KINKEMA RYAN C & LYNNMARIE A
Property Class: 401		3845 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 24 T22N R8W (4*2000) BEG AT SW COR OF SW 1/4 TH N 01 DEG 04' 06"W 1396.45 FT
 S 89 DEG 44'29"E 457.52FT, N 16 DEG 46'35"E 153.08 FT, N 84 DEG 20'52"E 815.95
 FT, S 0 DEG 59'33"E 1619.46 FT, S 89 DEG 55'09"W 131.70 FT, N 0 DEG 04'51"W 225
 FT, S 89 DEG 55'09"W 780 FT, S 0 DEG 04'51"E 225 FT, S 89 DEG 55'09"W 404 FT TO
 POB. 41.66A.

Split/Comb. on 10/14/2016 completed 10/14/2016 TIM ;
 Parent Parcel(s): 009-024-014-60;
 Child Parcel(s): 009-024-014-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$9000			5.07 Acres		9000	100		45,630
			5.07 Total Acres				Total Est. Land Value =	45,630

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	400	0	0
D/W/P: 4in Ren. Conc.	8.17	432	0	0
D/W/P: 4in Ren. Conc.	8.17	275	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements			True Cash Value =	2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 2001

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1456 SF Floor Area = 2184 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,456		
			Total:	278,101	236,387

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	2,318

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

WCP (1 Story)	240	9,430	8,015

Deck

Treated Wood	323	5,468	4,648
w/Roof (Roof portion)	400	6,032	5,127

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	672	26,665	22,665
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	1	527	448

Class: C Exterior: Pole (Unfinished)

Door Opener	1	527	448
Base Cost	1280	30,272	25,731

Parcel Number: 009-024-014-60

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Built-Ins

Appliance Allow.

1

2,713

2,306

Totals:

376,196

319,767

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:

393,313

2026 Est. T.C.V. 009-024-014-60

= 441,318

Est. TCV/Total Floor Area = 202.07, Most recent sale 02/24/2017 for 198,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
184,000	184,000	184,000	127,214	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	36,700	0	3,434	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
220,700	220,700	220,700	130,648	130,648	130,648	

009-024-014-90
Property Class: 102
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

NEBLOCK THOMAS & MOLLY TRUST
3845 S GREEN RD
LAKE CITY, MI 49651

LEGAL DESCRIPTION: PARCEL 'A' AS RECORDED ON SURVEY RECORDED IN LIBER S-5 P A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 24, T22N-R.08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION: THENCE N00°28'39"E ALONG THE WEST SECTION LINE, 543.38 FEET; THENCE S90°00'00"E, 141 .50 FEET: THENCE N26°43'19"E, 107.13 FEET; THENCE S90°00'00"E, 238.00 FEET; THENCE N00°00'00"W, 301.57 FEET; THENCE S90°00'00"W, 82.90 FEET; THENCE N00°00'00"W, 225.00 FEET; THENCE S90°00'00"W, 339.59 FEET TO SAID WEST SECTION LINE; THENCE N00°28'39"E ALONG SAID LINE, 230.79 FEET; THENCE S88°11'44"E, 457.52 FEET: THENCE N18°19'20"E 153.08 FEET; THENCE N85°53'16"E, 815 .86 FEET TO THE WEST 1/16TH LINE; THENCE S00°33'08"W ALONG SAID LINE, 1619.46 FEET TO THE SOUTH SECTION LINE; THENCE N88°32'17"W ALONG SAID LINE, 131.64 FEET; THENCE N01°27'43"E, 225.00 FEET; THENCE N88°32'17"W PARALLEL WITH SAID SOUTH SECTION LINE, 780.00 FEET: THENCE S01°27'44"W, 225.00 FEET TO SAID SOUTH SECTION LINE; THENCE N88°32'17"W ALONG SAID LINE, 404.00 FEET TO THE POINT OF BEGINNING. CONTAINING 36.59 ACRES MORE OR LESS. SUBJECT TO THE RIGHT-OF-WAY FOR GREEN ROAD ACROSS THE WESTERLY 33 FEET THEREOF, AS DEPICTED ON THE CERTIFICATE OF SURVEY. SUBJECT TO THE RIGHT-OF-WAY FOR LOTAN ROAD ACROSS THE SOUTHERLY 33 FEET THEREOF, AS DEPICTED ON THE CERTIFICATE OF SURVEY. SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY.

SPLIT/COMBINED ON 10/14/2016 FROM 009-024-014-60; FORMERLY PART OF 024-014-60 SEC 24 T22N R8W (4*2000) BEG AT SW COR OF SW 1/4 TH N 01 DEG 04' 06"W 1396.45 FT S 89 DEG 44'29"E 457.52FT, N 16 DEG 46'35"E 153.08 FT, N 84 DEG 20'52"E 815.95 FT, S 0 DEG 59'33"E 1619.46 FT, S 89 DEG 55'09"W 131.70 FT, N 0 DEG 04'51"W 225 FT, S 89 DEG 55'09"W 780 FT, S 0 DEG 04'51"E 225 FT, S 89 DEG 55'09"W 404 FT TO POB. 41.66A.

SPLIT ON 10/14/2016 COMPLETED 10/14/2016 TIM ;
PARENT PARCEL(S): 009-024-014-60;
CHILD PARCEL(S): 009-024-014-90;

Land Value Estimates for Land Table Ag 1 .A - Agriculture
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 30 - 65 ACRES		32.00 Acres			3800	100		121,615
AGRICULTRU INFERIOR		4.00 Acres			1400	100		5,600
AGRICULTRU ROW		0.59 Acres			0	100		0
		36.59 Total Acres			Total Est.		Land Value =	127,215

2026 Est. T.C.V. 009-024-014-90 = 127,215

Est. TCV/Total Floor Area = 58.25

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
54,000	54,000	54,000	54,000	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	9,600	0	0	1,458	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
63,600	63,600	63,600	55,458	55,458	55,458	

009-024-015-00	2026 Est. T.C.V.	FRIENDS MINISTRY
Property Class: 201		3636 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

BEG S0°45'01"W 599.99 FT, & N88°39'55"W 335 FT FROM E1/4 COR, TH N 88°39'55"W 986.59FT, N88°40'01"W 78.87 FT, S04°4'26"W 211.65FT, N85°41'21"E 211.19FT, S63°13'39"E 101.36FT, S22°28'38"E 246.19FT, S54°41'47"E 145.83FT, S0°38'17"W 170.37FT, S88°36'07"E 143.67FT, N0°45'01"E 425FT, S88°36'10"E 750.05FT, N0°45'01"E 92.23FT, 88°39'55"W 335FT, N0°45'01"E 195 FT TO POB. SEC24 T22N R8W 9.34AC

SPLIT ON 11/2020 43.18 A TO 009-024-015-20
 FORMERLY SEC 24 T22N R8W N 1/2 OF SE 1/4 EXC N 600 FT OF NE 1/4 OF SE 1/4 & EXC E 750 FT OF S 425 FT OF NE 1/4 OF SE 1/4 & EXC BEG 600FT S OF NE CNR THENCE S 185FT; W 335FT N 195 FT E 335FT TO POB 53.0007AC. EASEMENTS 2014-03132
 2010 PARCEL 009-024-015-00 SPLIT ON 12/22/2010 -

2011 SPLIT - CHILD 009-024-015-60 1.50 AC
 54.5007A.
 2010 PARCEL 009-024-015-00 SPLIT ON 10/04/2010

2011 SPLIT - CHILD PARCEL 009-024-015-65 3.0303 AC
 FORMER -SEC 24 T22N R8W N 1/2 OF SE 1/4 EXC N 500 FT OF NE 1/4 OF SE 1/4 & EXC E 750 FT OF S 425 FT, OF NE 1/4 OF SE 1/4. 57.531A.
 SPLIT ON 10/03/2010 INTO 009-024-015-65;

HISTORY-SEC 24 T22N R8W N 1/2 OF SE 1/4 EXC N 600 FT OF NE 1/4 OF SE 1/4 & EXC E 750 FT OF S 425 FT OF NE 1/4 OF SE 1/4 & EXC BEG 600 FT S OF NE COR, TH S 195 FT W 335 FT, N 195 FT, E 335 FT TO POB. 53.0007A. 2010 PARCEL 009-024-015-00 SPLIT ON 10/04/2010 2010 PARCEL 009-024-015-00 SPLIT ON 12/23/2010

Split/Comb. on 11/02/2020 completed 11/02/2020 TIM ;
 Parent Parcel(s): 009-024-015-00;
 Child Parcel(s): 009-024-015-20;

 Split/Comb. on 10/03/2010 completed 10/03/2010 Polly EQ REQUEST ;
 Parent Parcel(s): 009-024-015-00;
 Child Parcel(s): 009-024-015-65;

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL AGRICULTURE			9.34 Acres		3800	100		35,492
			9.34 Total Acres				Total Est. Land Value =	35,492

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.83	80	50	1,033
Wood Frame	22.12	128	50	1,415
Total Estimated Land Improvements			True Cash Value =	2,448

Ag. Bld 1 2012, 4 Wall Greenhouse, Shade Class:S Quality:Average
 Height: 14 ft

Description	Rate	Size	Cost New
Base Cost	3.91	2100	8,211
Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96			Depr. Cost = 7,883
ECF (101 AGRICULTURE)	0.750 =>	TCV of Bldg: 1 =	5,912

Ag. Bld 2 2012, 4 Wall Greenhouse, Shade Class:S Quality:Average
 Height: 12 ft

Description	Rate	Size	Cost New
Base Cost	3.84	576	2,212
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94			Depr. Cost = 2,079
ECF (101 AGRICULTURE)	0.750 =>	TCV of Bldg: 2 =	1,559

Parcel Number: 009-024-015-00

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Ag. Bld 3 2013, 4 Wall Greenhouse, Shade
Height: 14 ft

Class:S Quality:Average

Description	Rate	Size	Cost New
Base Cost	3.91	1152	4,504

Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96	Depr. Cost =	4,324
ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 3 =		3,243

Total Estimated True Cash Value of Agricultural Buildings	=	10,714

2026 Est. T.C.V. 009-024-015-00	=	0

Est. TCV/Total Floor Area = 0.00, Most recent sale 01/15/2010 for 200,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-024-015-20	2026 Est. T.C.V.	ARLENE PROPERTIES LLC
Property Class: 102		3636 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

BEG N88°39'52"W 1322.24FT FROM E1/4 COR TH N88°39'52"W 1322.23FT, S0°37'38"W 1309.39FT, S88°36'10"E 1747.96FT, N0°38'17"E 170.37FT, N54°41'47"W 145.83FT, N22°28'38"W 246.19FT, N63°13'39"W 101.36FT, S85°41'21"W 211.19FT, N 04°04'26"E 211.63 FT, S88°40'01"E 78.87FT, N0°41'19"E 600FT TO POB. SEC24 T22N R8W 43.18 A 2021-00017 EASE ACCESS
SPLIT ON 11/02/2020 FROM 009-024-015-00

Split/Comb. on 11/02/2020 completed 11/02/2020 TIM ;
Parent Parcel(s): 009-024-015-00;
Child Parcel(s): 009-024-015-20;

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 18 - 29 Acres		17.18 Acres			3800	100		65,284
AGRICULTRU INFERIOR		26.00 Acres			1400	100		36,400
		43.18 Total Acres					Total Est. Land Value =	101,684

2026 Est. T.C.V. 009-024-015-20 = 101,684

Est. TCV/Total Floor Area = 46.56, Most recent sale 11/24/2020 for 108,360

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
45,700	45,700	45,700	45,700	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	5,100	0	0	1,233	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,800	50,800	50,800	46,933	46,933	46,933	

009-024-015-60	2026 Est. T.C.V.	FRIENDS MINISTRY
Property Class: 401		3636 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

BEG 600FT S OF NE CNR OF SE 1/4 THENCE SOUTH 195FT W 335FT N 195 FT E 335FT TO
POB SEC 24 T22N R8W 1.50 AC MOL

2010 PARCEL 009-024-015-00 SPLIT ON 12/22/2010 -

2011 SPLIT - CHILD 009-024-015-60 1.50 AC
54.5007A.

2010 PARCEL 009-024-015-00 SPLIT ON 10/04/2010

2011 SPLIT - CHILD PARCEL 009-024-015-65 3.0303 AC
FORMER -SEC 24 T22N R8W N 1/2 OF SE 1/4 EXC N 500 FT OF NE 1/4 OF SE 1/4 & EXC E
750 FT OF S 425 FT, OF NE 1/4 OF SE 1/4. 57.531A.
SPLIT ON 10/03/2010 INTO 009-024-015-65;

HISTORY-SEC 24 T22N R8W BEG 600 FT S OF NE COR OF SE 1/4, TH S 195 FT, W 335 FT,
N 195 FT, E 335 FT TO POB. 1.5A. 2010 Parcel 009-024-015-00 Split on 10/04/2010
2010 Split of 009-024-015-00 on 12/23/2010

2011 ROLL SPLIT OFF 024-015-00 53.007 AC TO 1.5 WITH HOUSE

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	195.00	335.00	1.0063	0.9566	110	100		20,650
195 Actual Front Feet, 1.50 Total Acres								Total Est. Land Value = 20,650

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	4400	0	0
D/W/P: 4in Concrete	6.47	1600	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1989

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2080 SF Floor Area = 2080 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	2,080		
			Total:	222,670	167,001

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	889
3 Fixture Bath	1	3,721	2,791

Water/Sewer

1000 Gal Septic	1	4,386	3,289
Water Well, 50 Feet	1	3,344	2,508

Porches

CGEP (1 Story)	180	10,818	8,113

Built-Ins

Appliance Allow.	1	1,897	1,423

Deck

w/Roof (Roof portion)	100	1,633	1,225

Parcel Number: 009-024-015-60

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Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	1200	25,428	19,071

Totals:	275,082	206,310

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	253,761

2026 Est. T.C.V. 009-024-015-60

= 279,161

Est. TCV/Total Floor Area = 134.21

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
118,800	118,800	118,800	64,988	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	20,800	0	1,754	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
139,600	139,600	139,600	66,742	66,742	0

009-024-015-65	2026 Est. T.C.V.	FRIENDS CHRISTIAN COMMUNITY DEVELOP
Property Class: 102		3636 S MOREY RD A/K/A/ M 66
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 24 T22N R8W N 600 FT OF NE 1/4 OF SE 1/4 EXC N 500 FT THOF. 3.0303A.
 2010 SPLIT OF 009-024-015-00 ON 10/04/2010 - EXEMPT LOT LINE TRANSFER TO ADJ
 OWNER - NOT CONFORMING TO STATE OF MICHIGAN LAND DIVISION ACT REGARDING > 1:4
 DEPTH RATIO

HISTORY-SEC 24 T22N R8W N 600 FT OF NE 1/4 OF SE 1/4 EXC N 500 FT THOF. 3.0303A.
 2010 SPLIT OF 009-024-015-00 ON 10/04/2010

Split/Comb. on 10/03/2010 completed 10/03/2010 Polly EQ REQUEST ;
 Parent Parcel(s): 009-024-015-00;
 Child Parcel(s): 009-024-015-65;

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 0	100.00	1322.00	1.0000	0.0000	0	100*		0
AGRICULTRU 3 -7 Acres			3.05 Acres		3800	100		11,590
* denotes lines that do not contribute to the total acreage calculation.								
100 Actual Front Feet, 3.05 Total Acres Total Est. Land Value =								11,590

2026 Est. T.C.V.	009-024-015-65	=	0
Est. TCV/Total Floor Area =	0.00, Most recent sale 12/05/2017 for 5,000		
2025 Assessed	MBOR	S.E.V.	Base for Cap
0	0	0	0
			2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped
0	0	0	0
			->Taxable<-
			PRE/MBT
			0

009-024-015-70 2026 Est. T.C.V. FRIENDS MINISTRY
 Property Class: 201 LAKE TOWNSHIP 3728 S MOREY RD
 Map #: LAKE CITY, MI 49651

SEC 24 T22N R8W E 750 FT OF S 425 FT OF NE 1/4 OF SE 1/4. EXCEPT PIN 024-015-79
 EXC .229A COMM AT NE COR OF SE 1/4 OF SE 1/4, TH N 00 DEG 35'43"E ALONG E LINE
 OF SAID SE 1/4 24.73 FT, TH N 89 DEG 24'17"W 225.44 FT TO POB, TH N 89 DEG
 50'52"W 100 FT, TH N 00 DEG 09'08"E 100 FT, TH S 89 DEG 50'52"E 100 FT, TH S 00
 DEG 09'08"W 100 FT TO POB. 7.3175A. SPLIT ON 10/24/2018 INTO 009-024-015-79

SPLIT ON 10/24/2018 INTO 009-024-015-79 . .229A

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

		* Factors *		M 66		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
COMMERCIAL 10A M/L	3800	7.32	Acres	3800	100	27,805
7.32 Total Acres					Total Est. Land Value =	27,805

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.07	23500	100	72,145
D/W/P: Asphalt Paving	3.07	6000	100	18,420
D/W/P: 4in Ren. Conc.	8.09	1036	100	8,381
Total Estimated Land Improvements True Cash Value =				98,946

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 0

(11) Heating System: Forced Warm Air
 Ground Area = 660 SF Floor Area = 660 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	660		
			Total:	40,148	14,052

Other Additions/Adjustments

Totals: 40,148 14,052

Notes:

ECF (201A GENERAL COMMERCIAL) 0.940 => TCV: 13,209

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0
 Description of Occupancy: TWICE AS NICE: MIDDLE BLDGS

Costs are taken from the Stores - Warehouse Discount cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Low Cost
 Stories: 1 Story Height: 12 Perimeter: 522

Base Rate for Upper Floors = 45.31

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.25 100%
 Adjusted Square Foot Cost for Upper Floors = 49.56

Total Floor Area: 10,138 Base Cost New of Upper Floors = 502,439

Reproduction/Replacement Cost = 502,439
 Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0
 Total Depreciated Cost = 246,195

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 1 = 403,760
 Replacement Cost/Floor Area= 49.56 Est. TCV/Floor Area= 39.83

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0
 Description of Occupancy: FRIENDS MINISTRY: EAST BLDG

Costs are taken from the Stores - Warehouse Discount cost schedules.

Parcel Number: 009-024-015-70

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<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 12 Perimeter: 216

Base Rate for Upper Floors = 49.76

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.85 100%
 Adjusted Square Foot Cost for Upper Floors = 54.61

Total Floor Area: 2,592 Base Cost New of Upper Floors = 141,549

Reproduction/Replacement Cost = 141,549
 Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0
 Total Depreciated Cost = 69,359

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 2 = 113,749
 Replacement Cost/Floor Area= 54.61 Est. TCV/Floor Area= 43.88

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 0
 Description of Occupancy: BUILDING @ REAR/WEST

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average
 Stories: 1 Story Height: 12 Perimeter: 214

Base Rate for Upper Floors = 29.08

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.69 100%
 Adjusted Square Foot Cost for Upper Floors = 32.77

Total Floor Area: 2,398 Base Cost New of Upper Floors = 78,583

Reproduction/Replacement Cost = 78,583
 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0
 Total Depreciated Cost = 51,865

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 3 = 85,058
 Replacement Cost/Floor Area= 32.77 Est. TCV/Floor Area= 35.47

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 2023
 Description of Occupancy: WEST BLDG 2023 ADJ CANOPY

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average
 Stories: 1 Story Height: 12 Perimeter: 192
 Overall Building Height: 12

Base Rate for Upper Floors = 28.58

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 3.34 100%
 Adjusted Square Foot Cost for Upper Floors = 31.92

Total Floor Area: 2,304 Base Cost New of Upper Floors = 73,543

Reproduction/Replacement Cost = 73,543
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
 Total Depreciated Cost = 70,601

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost

(13) Roof Structure:

Steel Joist, Wood or Composite Deck 1 Up	6.47	1036	1.030	1.000		6,904

Parcel Number: 009-024-015-70

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Total Cost of Upper Stories = 6,904
 1 Stories Above Ground, Number of stories multiplier for upper stories = 1.000
 Total Cost New = 6,904
 Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 6,904
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
 Total Depreciated Cost = 6,628

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 4 = 126,656
 Replacement Cost/Floor Area= 34.92 Est. TCV/Floor Area= 54.97

Total Estimated True Cash Value of Commercial/Industrial Buildings = 729,223

2026 Est. T.C.V. 009-024-015-70 = 0
 Est. TCV/Total Floor Area = 0.00, Most recent sale 06/01/2000 for 80,000
 2025 Assessed MBOR S.E.V. Base for Cap IRM
 0 0 0 0 2.70
 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses
 0 0 0 0 0 0
 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
 0 0 0 0 0 0

009-024-015-79	2026 Est. T.C.V.	FRIENDS MINISTRY
Property Class: 201		3728 S MOREY RD TOWER
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 24 T22N R8W COMM AT NE COR OF SE 1/4 OF SE 1/4, TH N 00 DEG 35'43"E ALONG E LINE OF SAID SE 1/4 24.73 FT, TH N 89 DEG 24'17"W 225.44 FT TO POB, TH N 89 DEG 50'52"W 100 FT, TH N 00 DEG 09'08"E 100 FT, TH S 89 DEG 50'52"E 100 FT, TH S 00 DEG 09'08"W 100 FT TO POB. .229A. SPLIT/COMBINED ON 10/24/2018 FROM 009-024-015-70;

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL <2A M/L			0.23 Acres		18000	100		4,140
			0.23 Total Acres				Total Est. Land Value =	4,140

2026 Est. T.C.V. 009-024-015-79 = 4,140

Est. TCV/Total Floor Area = 0.23

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
2,100	2,100	2,100	1,546	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	41	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,100	2,100	2,100	1,587	1,587	0	

009-024-015-80	2026 Est. T.C.V.	HILL JOHN & MICHELLE
Property Class: 401		3580 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 24 T22N R8W N 500 FT OF NE 1/4 OF SE 1/4. 15.1515 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors * 500' X 1319.868

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		15.15 Acres			5600	100		84,840
		15.15 Total Acres					Total Est. Land Value =	84,840

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	18.08	50	0	0
Fencing: Wire Mesh, #9	3.78	240	0	0
D/W/P: 4in Ren. Conc.	8.17	480	0	0
D/W/P: Asphalt Paving	3.10	2000	0	0
Wood Frame	24.44	218	50	2,664
Wood Frame	24.38	224	50	2,730

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
				Total Estimated Land Improvements True Cash Value = 7,769

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1982

(11) Heating System: Forced Hot Water

Ground Area = 1187 SF Floor Area = 1187 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	923		
1 Story	Siding	Slab	264		
			Total:	185,536	129,876

Other Additions/Adjustments

Recreation Room	1000	18,970	13,279

Exterior

Brick Veneer	396	6,558	4,591

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 50 Feet	1	3,344	2,341

Porches

WGEP (1 Story)	168	14,273	9,991
Foundation: Shallow	168	-1,171	-820
WPP	133	3,764	2,635

Deck

Treated Wood	240	4,500	3,150

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	576	28,771	20,140
Door Opener	2	1,054	738

Class: C Exterior: Pole (Unfinished)

Base Cost	787	20,100	14,070

Class: C Exterior: Pole (Unfinished)

Base Cost	864	21,548	15,084
No Concrete Floor	864	-5,625	-3,938

Parcel Number: 009-024-015-80

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Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Exterior 2 Story	1	7,869	5,508
Wood Stove	1	2,503	1,752

Totals:		325,296	227,709

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 280,081

2026 Est. T.C.V. 009-024-015-80	=	372,690

Est. TCV/Total Floor Area = 313.98, Most recent sale 11/10/2016 for 185,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
162,800	162,800	162,800	105,405	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	23,500	0	2,845	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
186,300	186,300	186,300	108,250	108,250	108,250

FRIENDS CHRISTIAN COMMUNITY DEVELOP
W LOTAN RD
LAKE CITY, MI 49651

Split/Comb. on 10/13/2022 completed 10/13/2022 TIM ;
Parent Parcel(s): 009-024-016-00;
Child Parcel(s): 009-024-016-40;

* Factors *

2026	Est.	T.C.V.	009-024-016-00	=	0	
Est. TCV/Total Floor Area = 0.00, Most recent sale 11/30/2020 for 65,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	0	0	0	0	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	0	0	0	0	0	0

009-024-016-40
Property Class: 202
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

FOSTER BROS TRANSFER & STORAGE CO
6082 W LOTAN RD
LAKE CITY, MI 49651

PCL B OF THE SURVEY 2022-03245 AS SHOWN IN LIBER S- P SEC 24 T22N R8W 8AC DESCRIBED ON SURVEY AS A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 24 T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE S88°32'27"E ALONG THE SOUTH SECTION LINE, 1649.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S88°32'27"E ALONG SAID LINE, 584.73 FEET; THENCE N00°44'06"E, 596.00 FEET; THENCE N88°32'29"W, 585.05 FEET; THENCE S00°42'15"W, 596.00 FEET TO THE POINT OF BEGINNING. CONTAINING 8.00 ACRES MORE OR LESS. SUBJECT TO THE RIGHT-OF-WAY FOR HIGHWAY M-55 ACROSS THE EASTERLY 100 FEET THEREOF AND FOR LOTAN ROAD ACROSS THE SOUTHERLY 33 FEET THEREOF, AS DEPICTED ON THE CERTIFICATE OF SURVEY. SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY.
SPLIT ON 10/13/2022 FROM 009-024-016-00;

Split/Comb. on 10/13/2022 completed 10/13/2022 TIM ;
Parent Parcel(s): 009-024-016-00;
Child Parcel(s): 009-024-016-40;

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL AGRICULTURE		7.56 Acres			3800	100		28,717
COMMERCIAL \$.50/SQFT		0.44 Acres			21780	100		9,649
		8.00 Total Acres					Total Est. Land Value =	38,365

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.85	560	50	2,198
				Total Estimated Land Improvements True Cash Value = 2,198

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2023
Description of Occupancy: 20230367: 14 UNIT BLDG

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: S Quality: Low Cost
Stories: 1 Story Height: 8 Perimeter: 320
Overall Building Height: 8

Base Rate for Upper Floors = 40.16

Adjusted Square Foot Cost for Upper Floors = 40.16

Total Floor Area: 2,800 Base Cost New of Upper Floors = 112,448

Reproduction/Replacement Cost = 112,448
Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
Total Depreciated Cost = 107,950

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 1 = 114,427
Replacement Cost/Floor Area= 40.16 Est. TCV/Floor Area= 40.87

Total Estimated True Cash Value of Commercial/Industrial Buildings = 114,427

2026 Est. T.C.V. 009-024-016-40 = 154,990
Est. TCV/Total Floor Area = 55.35, Most recent sale 05/11/2023 for 35,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
67,200	67,200	67,200	62,684	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	10,300	0	0	1,692	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
77,500	77,500	77,500	64,376	64,376	0

009-024-016-50	2026 Est. T.C.V.	HOLTON'S L P GAS CO LAKE CITY
Property Class: 202		3922 S MOREY RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 24 T22N R8W E 75 FT OF W 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4. 1.1364A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	75.00	656.00	1.0000	0.0000	0	100*		0
COMMERCIAL 20A M/L 3800			1.13 Acres		3800	100	PART OF TRACT	4,290
* denotes lines that do not contribute to the total acreage calculation.								
75 Actual Front Feet, 1.13 Total Acres								
Total Est. Land Value =								4,290

2026 Est. T.C.V. 009-024-016-50

= 4,290

Est. TCV/Total Floor Area = 1.53

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
2,100	2,100	2,100	1,759	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	47	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,100	2,100	2,100	1,806	1,806	0	

009-024-016-60	2026 Est. T.C.V.	FRIENDS MINISTRY
Property Class: 201		S MOREY RD A/K/A M 66
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 24 T22N R8W NE 1/4 OF NE 1/4 OF SE 1/4 OF SE 1/4 EXCS 33 FT THOF. 2.25A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE	0	294.97	330.13	1.0000	0.0000	0	100*	0
COMMERCIAL 20A M/L	3800		2.24 Acres		3800	100		8,497
* denotes lines that do not contribute to the total acreage calculation.								
295 Actual Front Feet, 2.24 Total Acres								
Total Est. Land Value =								8,497

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	304	94	1,989
D/W/P: Crushed Rock	2.26	1032	94	2,192
Wood Frame	22.54	504	50	5,680
Wood Frame	22.54	1040	50	11,721
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/CHALF/04'/211	14.00	119	100	1,666
/CI16/YARI/CHALF/04'/GATW5	479.00	1	100	479
Total Estimated Land Improvements True Cash Value =				23,727

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1987

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Porches					
	WCP (1 Story)		384	13,256	9,942
Garages					
Class: D Exterior: Pole (Unfinished)					
	Base Cost		2048	38,339	28,754
Totals:				51,595	38,696

Notes: POLE BARN

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 47,596

2026 Est. T.C.V. 009-024-016-60				=	0
Est. TCV/Total Floor Area = 0.00, Most recent sale 08/29/2023 for 55,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-024-016-75 2026 Est. T.C.V. HOLTON'S LP GAS CO LAKE CITY
 Property Class: 201 3960 S MOREY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 24 T22N R8W E 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4. 5A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	656.00	330.00	1.0000	0.0000	0	100*		0
COMMERCIAL 4-6A	9000		4.97 Acres		9000	100		44,730

* denotes lines that do not contribute to the total acreage calculation.

656 Actual Front Feet, 4.97 Total Acres Total Est. Land Value = 44,730

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.80	8505	100	23,814
D/W/P: 5in Ren. Conc.	7.74	2000	100	15,480
Fencing: Wire Mesh, #9	3.62	1280	50	2,317
Total Estimated Land Improvements True Cash Value =				41,611

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1987
 Description of Occupancy: CAL 196

Costs are taken from the Stores - Retail cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: C Quality: Low Cost
 Stories: 1 Story Height: 8 Perimeter: 160

Base Rate for Upper Floors = 82.37

(10) Heating system: Package Heating & Cooling Cost/SqFt: 19.40 100%
 Adjusted Square Foot Cost for Upper Floors = 101.77

Total Floor Area: 1,584 Base Cost New of Upper Floors = 161,204

Reproduction/Replacement Cost = 161,204

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0
 Total Depreciated Cost = 75,766

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercials

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost

(39) Miscellaneous
 Canopies & Marquees:

Wood Frame	2 Up	41.16	400	1.000	1.000	16,464

Total Cost of Lump-Sum Items = 16,464

Total Cost New = 16,464

Architectural Multiplier: 0.50

Reproduction/Replacement Cost = 8,232

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0
 Total Depreciated Cost = 3,869

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI11/WELSP/60000	556640.00	2	0.50	60	333,984

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 1 = 678,335
 Replacement Cost/Floor Area= 458.38 Est. TCV/Floor Area= 428.24

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1987
 Description of Occupancy: CAL 168 - REPAIR GARAGE

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average

Parcel Number: 009-024-016-75

Page: 2

Stories: 1 Story Height: 12 Perimeter: 160

Base Rate for Upper Floors = 29.94

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.79 100%
 Adjusted Square Foot Cost for Upper Floors = 33.73

Total Floor Area: 1,584 Base Cost New of Upper Floors = 53,428

Reproduction/Replacement Cost = 53,428
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0
 Total Depreciated Cost = 28,851

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 2 = 47,316
 Replacement Cost/Floor Area= 33.73 Est. TCV/Floor Area= 29.87

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 1987
 Description of Occupancy: CAL 168 FILING STATION

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: C Quality: Average
 Stories: 1 Story Height: 8 Perimeter: 112

Base Rate for Upper Floors = 45.03

Adjusted Square Foot Cost for Upper Floors = 45.03

Total Floor Area: 784 Base Cost New of Upper Floors = 35,304

Reproduction/Replacement Cost = 35,304
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0
 Total Depreciated Cost = 26,125

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 3 = 42,845
 Replacement Cost/Floor Area= 45.03 Est. TCV/Floor Area= 54.65

Total Estimated True Cash Value of Commercial/Industrial Buildings = 768,496

2026 Est. T.C.V. 009-024-016-75 = 854,837

Est. TCV/Total Floor Area = 216.30

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
362,000	362,000	362,000	167,736	2.70		
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	65,400	0	0	4,528	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
427,400	427,400	427,400	172,264	172,264	0	

009-024-016-85	2026 Est. T.C.V.	IGNAGNI ALEC J
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 24 T22N R8W W 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4 EXC S300 FT OF W 297 FT
THOF. 7.9545A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>100	\$5000	4.00	Acres	5000	100			20,000
Residentia INFERIOR@	\$1400	3.95	Acres	1400	100			5,530
		7.95	Total Acres				Total Est. Land Value =	25,530

2026 Est. T.C.V. 009-024-016-85 = 25,530

Est. TCV/Total Floor Area = 6.46, Most recent sale 03/04/2025 for 245,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
10,200	10,200	10,200	10,200	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,600	0	0	2,600	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,800	12,800	12,800	10,475	12,800	12,800	

009-024-016-90	2026 Est. T.C.V.	IGNAGNI ALEC J
Property Class: 401		6240 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 24 T22N R8W S 300 FT OF W 297 FT OF SE 1/4 OF SE 1/4. 2.0455A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	300.00	297.00	0.9036	0.9283	110	100		27,680
300 Actual Front Feet, 2.04 Total Acres							Total Est. Land Value =	27,680

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1979

(11) Heating System: Forced Air w/ Ducts
Ground Area = 960 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/90/63

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	960		
			Total:	127,026	80,033

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	896
2 Fixture Bath	1	2,996	1,887

Water/Sewer

1000 Gal Septic	1	4,689	2,954
Water Well, 50 Feet	1	3,344	2,107

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	432	19,708	12,416
Common Wall: 1 Wall	1	-2,589	-1,631
Door Opener	1	527	332

Built-Ins

Appliance Allow.	1	2,713	1,709

Deck

Treated Wood	20	896	564

Totals: 160,732 101,267

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 124,558

2026 Est. T.C.V. 009-024-016-90 = 152,238

Est. TCV/Total Floor Area = 158.58, Most recent sale 03/04/2025 for 245,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
64,800	64,800	64,800	58,973	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,300	0	0	17,127	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
76,100	76,100	76,100	60,565	76,100	76,100

009-024-017-00	2026 Est. T.C.V.	FAGERMAN SCOTT M
Property Class: 401		3880 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 24 T22N R8W SE 1/4 OF NE 1/4 OF SE 1/4 OF SE 1/4 EXC N 33 FT THOF. 2.25A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	295.00	330.00	0.9074	0.9530	110	100		28,063
295 Actual Front Feet, 2.23 Total Acres								28,063
Total Est. Land Value =								28,063

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	576	0	0
Metal Prefab	17.61	130	50	1,144
Wood Frame	27.63	128	50	1,768

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements True Cash Value =				3,912

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1976

(11) Heating System: Forced Heat & Cool

Ground Area = 1616 SF Floor Area = 1616 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,616		
Total:				207,427	134,847

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174

Deck

Treated Wood	48	1,667	1,084

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	768	19,776	12,854

Built-Ins

Appliance Allow.	1	2,713	1,763

Porches

CPP	10	109	71

Totals: 245,625 159,676

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 196,401

2026 Est. T.C.V. 009-024-017-00 = 228,376

Est. TCV/Total Floor Area = 141.32, Most recent sale 03/30/2007 for 66,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
97,400	97,400	97,400	48,027	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,800	0	1,296	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
114,200	114,200	114,200	49,323	49,323	49,323

009-024-018-00	2026 Est. T.C.V.	CHRISTIE JOSEPH E & JULIE A
Property Class: 101		6490 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 24 T22N R8W SW 1/4 OF SE 1/4 EXC S 208 FT 8 IN OF E 1043 FT 4 IN THEREOF.
35.0021 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 18 - 29 Acres		10.00 Acres			3800	100		38,000
AGRICULTRU INFERIOR		25.00 Acres			1400	100		35,000
		35.00 Total Acres					Total Est. Land Value =	73,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.54	1040	20	4,688
				Total Estimated Land Improvements True Cash Value = 4,688

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C -5 Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1232 SF Floor Area = 1232 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,232		
			Total:	158,871	95,332

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	1,636

Plumbing

Average Fixture(s)	1	1,422	853
2 Fixture Bath	1	2,996	1,798

Water/Sewer

1000 Gal Septic	1	4,689	2,813
Water Well, 50 Feet	1	3,344	2,006

Deck

Pine w/Roof (Deck Portion)	352	4,608	2,765
Pine w/Roof (Roof portion)	352	5,308	3,185
Treated Wood	199	3,970	2,382

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	720	25,214	15,128

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Exterior 1 Story	1	6,387	3,832

Totals:	222,249	133,358

Notes:

ECF (101 AGRICULTURE) 0.990 => TCV: 132,024

2026 Est. T.C.V. 009-024-018-00	=	209,712

Est. TCV/Total Floor Area = 170.22

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
87,200	87,200	87,200	58,546	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,700	0	1,580	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

104,900

104,900

104,900

60,126

60,126

60,126

009-024-019-00	2026 Est. T.C.V.	CHRISTIE JOSEPH H
Property Class: 401		6350 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 24 T22N R8W S 208 FT 8 IN OF E 1043 FT 4 IN OF SW 1/4 OF SE 1/4. 4.9979 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$9000			4.99 Acres		9000	100		44,910
			4.99 Total Acres				Total Est. Land Value =	44,910

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	18.86	280	50	2,640
				Total Estimated Land Improvements True Cash Value = 2,640

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1945

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1862 SF Floor Area = 1862 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,063		
1 Story	Siding	Piers	799		
			Total:	178,053	106,833

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Water/Sewer

1000 Gal Septic	1	4,109	2,465
Water Well, 100 Feet	1	5,150	3,090

Porches

WCP (1 Story)	280	8,075	4,845

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	756	17,418	10,451

Built-Ins

Appliance Allow.	1	1,607	964

Deck

w/Roof (Roof portion)	248	3,209	1,925

Totals:	218,609	131,166

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCv: 161,334

2026 Est. T.C.V. 009-024-019-00	=	208,884

Est. TCv/Total Floor Area = 112.18

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
88,200	88,200	88,200	35,958	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,200	0	0	970	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
104,400	104,400	104,400	36,928	36,928	36,928	

009-025-001-00	2026 Est. T.C.V.	ARLENE PROPERTIES LLC
Property Class: 102		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 25 T22N R8W (14*1997) NE 1/4 EXC N 225 FT OF E 210 FT THOF & EXC BEG 25 FT N OF SE COR OF NE 1/4, TH N 305 FT, W 335 FT, S 305 FT, E 335 FT TO POB & EXC S 330 FT OF W 1320 FT OF NE 1/4 & EXC BEG 212.5 FT S OF N 1/4 CORTH S 375 FT, E 375 FT, N 375 FT, W 375 FT TO POB. 143.3414A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 121 - 400 Acres	112.66	Acres	3400	100				383,041
AGRICULTRU SURPLUS 2600/	25.00	Acres	2600	100				65,000
AGRICULTRU ROW	2.84	Acres	0	100				0
	140.50	Total Acres			Total Est.		Land Value =	448,041

2026 Est. T.C.V. 009-025-001-00 = 448,041

Est. TCV/Total Floor Area = 240.62, Most recent sale 12/31/2015 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
209,000	209,000	209,000	78,966	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,000	0	0	2,132	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
224,000	224,000	224,000	81,098	81,098	81,098	

009-025-001-80	2026 Est. T.C.V.	UNISITE INC
Property Class: 201		7085 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 25 T22N R8W (0*1999) BEG 212.5 FT S OF N 1/4 COR TH S 375 FT, E 375 FT, N 375 FT, W 375 FT TO POB. 3.2283A.

SITE NAME: VANDERWIEDE
 SITE NUMBER: 91800

ADDRESS: 6489 LOTAN RD.
 STATE: MICHIGAN
 ZIP CODE: 49651-8929
 LATITUDE: 44 - 16 - 47.5 N 44.27986
 LONGITUDE: 85 - 13 - 28.3 W -85.22454

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL AGRICULTURE			3.23 Acres		3800	100		12,274
			3.23 Total Acres				Total Est. Land Value =	12,274

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2000
 Description of Occupancy: AT BASE OF STEEL TOWER

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
COM TOWER STEEL 181FT COST	1.00	80220	1.00	100	80,220
/CI16/YARI/CHALF/06'/29	23.70	302	1.00	100	7,157
/CI16/YARI/CHALF/06'/GATW15	1280.00	1	1.00	100	1,280
/CI16/YARI/CHALF/06'/3	4.04	320	1.00	100	1,293

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 1 = 147,518

Total Estimated True Cash Value of Commercial/Industrial Buildings = 147,518

2026 Est. T.C.V. 009-025-001-80 = 159,792

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
90,500	90,500	90,500	35,221	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-10,600	0	950	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
79,900	79,900	79,900	36,171	36,171	0	

009-025-001-85	2026 Est. T.C.V.	ANDERSON SCOTT & THERESE
Property Class: 401		4498 S S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 25 T22N R8W (0*1997) S 330 FT OF W 1320 FT OF NE 1/4. 10A.
 INCLUDING EASEMENT SPLIT 2010 EASEMENT SPLIT OFF PARENT PARCEL 025-011-00 SAME
 OWNER
 NORTH 33FT OF SE1/4, 1470FT BEG AT E 1/4 CNR OF SEC 25

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	1470.00	1.0000	0.0000	110	100*		0
Residentia INFERIOR@\$1400	10.00	Acres	1400	100				14,000
* denotes lines that do not contribute to the total acreage calculation.								
330 Actual Front Feet,	10.00	Total Acres	Total Est. Land Value =				14,000	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	3000	0	0
Wood Frame	23.47	312	50	3,661
Wood Frame	37.80	48	50	907

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				9,568

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1998

(11) Heating System: Space Heater
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost

Other Additions/Adjustments

Plumbing

3 Fixture Bath	1	-4,478	-3,358

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	2	1,054	790
Base Cost	1800	42,570	31,927

Water/Sewer

Water Well, 150 Feet	1	8,441	6,331

Totals: 47,587 35,690

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 43,899

2026 Est. T.C.V. 009-025-001-85 = 67,467

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/11/2016 for 35,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
37,100	37,100	37,100	21,191	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-3,400	0	572	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,700	33,700	33,700	21,763	21,763	0	

009-025-001-90	2026 Est. T.C.V.	ROOT RENTALS LLC
Property Class: 401		4030 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 25 T22N R8W N 225 FT OF E 210 FT OF NE 1/4 OFNE 1/4.1.0847A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	210.00	225.00	1.0000	0.0000	110	100*		0
Residentia 1 - 2.99@	\$9000		1.09 Acres		9000	100		9,765
* denotes lines that do not contribute to the total acreage calculation.								
210 Actual Front Feet, 1.09 Total Acres								
Total Est. Land Value =								9,765

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	285	94	1,964
Wood Frame	28.69	80	0	0
Total Estimated Land Improvements True Cash Value =				1,964

Cost Est. for Res. Bldg: 1 Single Family 2S Cls CD Blt 1928

(11) Heating System: Forced Air w/ Ducts

Ground Area = 930 SF Floor Area = 1860 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Mich Bsmnt.	528		
2 Story	Siding	Crawl Space	402		
			Total:	201,101	135,472

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770
3 Fixture Bath	1	3,721	2,419

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 50 Feet	1	3,344	2,174

Porches

CCP (1 Story)	205	5,158	3,353
CCP (1 Story)	23	1,063	691

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	776	26,446	17,190
Common Wall: 1 Wall	1	-2,421	-1,574

Built-Ins

Appliance Allow.	1	1,897	1,233

Totals: 245,880 159,822

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 196,581

2026 Est. T.C.V. 009-025-001-90 = 208,310

Est. TCV/Total Floor Area = 111.99, Most recent sale 10/09/2009 for 14,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
90,900	90,900	90,900	45,843	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,300	0	1,237	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
104,200	104,200	104,200	47,080	47,080	0

009-025-003-01	2026 Est. T.C.V.	HIBBLEN MICHAEL T
Property Class: 401		4478 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 25 T22N RBW BEG 25 FT N OF SE COR OF NE 1/4, TH N 305 FT, W 335 FT, S 305 FT
E 335 FT TO POB .. 50726A. 2025 COMBINATION OF 009-025-003-00 & 009-025-003-50
ON 02/13/2024

Split/Comb. on 05/14/2024 completed 05/14/2024 TIM ;
Parent Parcel(s): 009-025-003-00, 009-025-003-50;
Child Parcel(s): 009-025-003-01;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	305.00	330.00	0.8999	0.9530	110	100		28,773
305 Actual Front Feet, 2.31 Total Acres								28,773
Total Est. Land Value =								28,773

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.05	500	50	1,512
Wood Frame	22.16	120	50	1,329
Total Estimated Land Improvements True Cash Value =				2,841

Cost Est. for Res. Bldg: 1 Single Family 2S Cls D Blt 1938

(11) Heating System: Forced Heat & Cool
Ground Area = 926 SF Floor Area = 1726 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	800		
1 Story	Siding	Slab	126		
Total:				185,575	111,345

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Water/Sewer

1000 Gal Septic	1	4,109	2,465
Water Well, 50 Feet	1	3,344	2,006

Porches

CGEP (1 Story)	160	8,840	5,304
CCP (1 Story)	80	2,045	1,227
CGEP (1 Story)	84	5,671	3,403

Deck

Treated Wood	400	6,000	3,600
w/Roof (Roof portion)	42	714	428

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)

Door Opener	2	830	498
Base Cost	2394	67,008	40,205

Totals: 285,124 171,074

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 210,421

2026 Est. T.C.V. 009-025-003-01 = 242,035

Est. TCV/Total Floor Area = 140.23, Most recent sale 03/27/2024 for 211,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
103,200	103,200	103,200	103,200	2.70

Parcel Number: 009-025-003-01

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	17,800	0	0	2,786	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	121,000	121,000	121,000	105,986	105,986	105,986

009-025-005-00	2026 Est. T.C.V.	JOHNSTON JOHN & JOHNSTON JEFFREY &
Property Class: 102		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 25 T22N R8W E 1/2 OF NW 1/4. 80 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 66 - 120 Acres		45.00 Acres			3800	100		171,000
AGRICULTRU SURPLUS 2600/		35.00 Acres			2600	100		91,000
		80.00 Total Acres					Total Est. Land Value =	262,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	26.26	75	50	985
				Total Estimated Land Improvements True Cash Value = 985

2026 Est. T.C.V. 009-025-005-00 = 262,985

Est. TCV/Total Floor Area = 152.37

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
112,700	112,700	112,700	44,157	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	18,800	0	0	1,192	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
131,500	131,500	131,500	45,349	45,349	45,349	

009-025-006-00	2026 Est. T.C.V.	DEZEEUW BRIAN P & DALE M TRUST
Property Class: 102		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PA 116 2003 SEC 25 T22N R8W W 1/2 OF NW 1/4. 80 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 66 - 120 Acres		80.00 Acres			3800	100		304,000
		80.00 Total Acres					Total Est. Land Value =	304,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value

Agricultural Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value

8' DIAMETER WELL	15,750.00	1	100	15,750

Total Estimated Land Improvements True Cash Value =				15,750

2026 Est. T.C.V. 009-025-006-00 = 319,750

Est. TCV/Total Floor Area = 185.25, Most recent sale 02/01/2003 for 380,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
135,900	135,900	135,900	92,263	2.70

2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	24,000	0	2,491	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
159,900	159,900	159,900	94,754	94,754	94,754

009-025-007-00	2026 Est. T.C.V.	JOHNSTON VICTOR R & DEBORAH K &
Property Class: 101		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 25 T22N R8W E 1/2 OF SW 1/4 EXC THAT PART S OF A LINE 75 FT N OF BEG S 52' 56" W 2.55 FT FROM SW COR BEING ON THE ARC OF A 17188.734 FT RADIUS CURVE SE'LY & TO THE RIGHT CHORD BEARING S 89 DEG 29' 35" E 225.18 FT TH ALONG SAID CURVE 225.19 FT TH S 89 DEG 7' 4" E 2500 FT TO POE & EXC S 416 FT OF E 208 FT THOF. 76.4573A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 66 - 120 Acres		56.46 Acres			3800	100		214,548
AGRICULTRU SURPLUS 2600/		20.00 Acres			2600	100		52,000
		76.46 Total Acres					Total Est. Land Value =	266,548

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	10.86	300	50	1,629
Wood Frame	18.05	480	50	4,332
				Total Estimated Land Improvements True Cash Value = 5,961

Ag. Bld 1 1926, 4 Wall Barn, General Purpose Class:D,Frame Quality:Low Cost
Height: 30 ft

Description	Rate	Size	Cost New
Base Cost	21.14	3150	66,591
Default Walls	13.25	3150	41,738

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/40/100/14 Depr. Cost = 15,166
ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 1 = 11,375

Total Estimated True Cash Value of Agricultural Buildings = 11,375

2026 Est. T.C.V. 009-025-007-00 = 283,884

Est. TCV/Total Floor Area = 164.48

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
121,600	121,600	121,600	68,625	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	20,300	0	0	1,852	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
141,900	141,900	141,900	70,477	70,477	70,477	

009-025-007-95	2026 Est. T.C.V.	OLE RED BARN SELF STORAGE LLC
Property Class: 201		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 25 T22N R8W S 416 FT OF E 208 FT 0 E 1/2 OF SW 1/4 LYING N'LY OF HWY M-55
R/W. 1.27A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	208.00	416.00	1.0000	0.0000	0	100*		0
COMMERCIAL <2A M/L			1.99 Acres		18000	100		35,748
* denotes lines that do not contribute to the total acreage calculation.								
208 Actual Front Feet, 1.99 Total Acres Total Est. Land Value =								35,748

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.08	2000	100	4,160
Total Estimated Land Improvements True Cash Value =				4,160

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1995
Description of Occupancy: CAL 208

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 8 Perimeter: 260

Base Rate for Upper Floors = 34.37

Adjusted Square Foot Cost for Upper Floors = 34.37

Total Floor Area: 3,000 Base Cost New of Upper Floors = 103,110

Reproduction/Replacement Cost = 103,110
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0
Total Depreciated Cost = 69,084

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 1 = 73,229
Replacement Cost/Floor Area= 34.37 Est. TCV/Floor Area= 24.41

Total Estimated True Cash Value of Commercial/Industrial Buildings = 73,229

2026 Est. T.C.V. 009-025-007-95 = 113,137

Est. TCV/Total Floor Area = 37.71, Most recent sale 01/01/2004 for 22,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
48,800	48,800	48,800	32,993	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,800	0	890	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
56,600	56,600	56,600	33,883	33,883	0	

009-025-008-00	2026 Est. T.C.V.	MICH STATE HWY COMM
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 25 T22N R8W S 75 FT OF SECTION ALSO THAT PART SE'LY OF BEG 350 FT N OF SE
COR TH S 45 DEG 23' 4" W TO INTERSECTION WITH PREVIOUS DESC. 9.9590 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600			9.96 Acres		5600	100		55,770
			9.96 Total Acres				Total Est. Land Value =	55,770

2026 Est. T.C.V. 009-025-008-00

= 0

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	0	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-025-009-00
Property Class: 102
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

BENTHEM PROPERTIES LLC
6900 W BLUE RD
LAKE CITY, MI 49651

LEGAL DESCRIPTION: PARCEL 'B' A PARCEL OF LAND BEING PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE N00.44'41" 'E ALONG THE WEST SECTION LINE, 448.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00.44'41"E ALONG THE WEST SECTION LINE, 2169.66 FEET TO THE EAST-WEST 1/4 LINE; THENCE S88.40'01"E ALONG SAID LINE, 1313.65 FEET TO THE WEST 1/16 TH LINE; THENCE S00.42'33W ALONG SAID LINE, 2350.94 FEET; THENCE N88.23'46"W PARALLEL WITH THE NORTHERLY RIGHT OF LINE FOR HIGHWAY M-55, 200.00 FEET; THENCE S00°42'33W, 200.00 FEET TO SAID RIGHT OF WAY LINE FOR HIGHWAY M-55; THENCE N88°23'46W ALONG SAID RIGHT OF WAY LINE, 509.30 FEET; THENCE N00.44'41"E PARALLEL WITH THE WEST SECTION LINE 196.49 FEET; THENCE N88.23'46W, 356.00 FEET; THENCE N00.44'41"E PARALLEL WITH THE WEST SECTION LINE, 178.44 FEET; THENCE N88.23'05W PARALLEL WITH THE SOUTH SECTION LINE, 250.00 FEET TO THE POINT OF BEGINNING. CONTAINING 72.20 ACRES MORE OR LESS. SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY
2012 SPLIT ON 12/04/2012 INTO 009-025-009-80;
FORMERLY: . SEC 25 T22N R8W W 1/2 OF SW 1/4 EXC HWY M 55 & EXC W 250 FT OF S 375 FT LYING N'LY OF HWY M 55 & EXC BEG AT INT OF N LINE HWY M-55 & E LINE OF W 1/2 OF SW 1/4 TH N 200 FT, W 200 FT, S 200 FT, E 200 FT TO POB. 74.0885 AC M/L
SPLIT ON 06/24/2009 INTO 009-025-009-90;

Split/Comb. on 12/04/2012 completed 12/04/2012 TIM ;
Parent Parcel(s): 009-025-009-00;
Child Parcel(s): 009-025-009-80;

Split/Comb. on 06/24/2009 completed 06/24/2009 RAY ;
Parent Parcel(s): 009-025-009-00;
Child Parcel(s): 009-025-009-90;

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 66 - 120 Acres		74.09 Acres			3800	100		281,542
		74.09 Total Acres					Total Est. Land Value =	281,542

2026 Est. T.C.V. 009-025-009-00 = 281,542

Est. TCV/Total Floor Area = 93.85, Most recent sale 09/12/2012 for 265,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
118,500	118,500	118,500	60,394	2.70			
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	22,300	0	0	1,630	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
140,800	140,800	140,800	62,024	62,024	62,024		

009-025-009-80
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

BYARD JAMES B & ANNETTE Y
6900 W BLUE RD
LAKE CITY, MI 49651

LEGAL DESCRIPTION: PARCEL 'A' A PARCEL OF LAND BEING PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE 00.44'41"E ALONG THE WEST SECTION LINE, 448.98 FEET; THENCE S88.23'05"E PARALLEL WITH THE SOUTH SECTION LINE, 250.00 FEET; THENCE 500044'4 I "W PARALLEL WITH THE WEST SECTION LINE, I 78.44 FEET TO THE POINT OF BEGINNING; THENCE S88°23'05"E PARALLEL WITH THE SOUTH SECTION LINE, 35G.00 FEET; THENCE S00°44'4 I W PARALLEL:: WITH THE WEST SECTION LINE, 19G.49 FEET TO THE NORTHERLY RIGHT OF WAY LINE FOR HIGHWAY M-55; THENCE N88.23'4G'W ALONG SAID LINE, 35G.00 FEET; THENCE N00044'4 I"E PARALLEL WITH THE WEST SECTION LINE, I 9G.5G FEET TO THE POINT OF BEGINNING. CONTAINING 1.60 ACRES MORE OR LESS. SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, If ANY

SPLIT ON 12/04/2012 FROM 009-025-009-00;
PARENT: SEC 25 T22N R8W W 1/2 OF SW 1/4 EXC HWY M 55 & EXC W 250 FT OF S 375 FT LYING N'LY OF HWY M 55 & EXC BEG AT INT OF N LINE HWY M-55 & E LINE OF W 1/2 OF SW 1/4 TH N 200 FT, W 200 FT, S 200 FT, E 200 FT TO POB. 74.0885 AC M/L
SPLIT ON 06/24/2009 INTO 009-025-009-90;

Split/Comb. on 12/04/2012 completed 12/04/2012 TIM ;
Parent Parcel(s): 009-025-009-00;
Child Parcel(s): 009-025-009-80;

Split/Comb. on 06/24/2009 completed 06/24/2009 RAY ;
Parent Parcel(s): 009-025-009-00;
Child Parcel(s): 009-025-009-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	356.00	196.00	0.8658	0.8367	110	100		28,365
356 Actual Front Feet, 1.60 Total Acres							Total Est. Land Value =	28,365

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 5 Blt 1954

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1634 SF Floor Area = 2544 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	910		
1 Story	Siding	Basement	724		
			Total:	335,893	201,532

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853
2 Fixture Bath	1	2,996	1,798

Water/Sewer

1000 Gal Septic	1	4,689	2,813
Water Well, 50 Feet	1	3,344	2,006

Porches

CPP	42	1,129	677

Built-Ins

Appliance Allow.	1	2,713	1,628

Carports

Parcel Number: 009-025-009-80

Page: 2

Comp.Shingle	516	8,292	4,975

Totals:	360,478	216,282

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 266,027

Ag. Bld 1 1972, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	16.70	1891	31,580
Default Walls	5.53	1891	10,457

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45	Depr. Cost =	18,917
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 =		17,592

Total Estimated True Cash Value of Agricultural Buildings	=	17,592

2026 Est. T.C.V. 009-025-009-80	=	311,984

Est. TCV/Total Floor Area = 122.64, Most recent sale 12/12/2012 for 90,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
132,000	132,000	132,000	65,321	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	24,000	0	1,763	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
156,000	156,000	156,000	67,084	67,084	67,084

009-025-009-90	2026 Est. T.C.V.	VANPOLEN BRANDY JEAN
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 25 T22N R8W, W 250 FT OF S 375 FT OF W/2 OF SW/4 LYING N'LY OF HWY M55 EXC
W 125 FT THEREOF. 1.0761 Ac. M/L
Split on 06/24/2009 from 009-025-009-00;

Split/Comb. on 06/24/2009 completed 06/24/2009 RAY ;
Parent Parcel(s): 009-025-009-00;
Child Parcel(s): 009-025-009-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	125.00	375.00	1.1247	0.9840	110	100		15,217
125 Actual Front Feet, 1.08 Total Acres							Total Est. Land Value =	15,217

2026 Est. T.C.V. 009-025-009-90 = 15,217

Est. TCV/Total Floor Area = 5.98, Most recent sale 02/11/2022 for 215,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
6,200	6,200	6,200	5,196	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,400	0	140	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,600	7,600	7,600	5,336	5,336	5,336	

009-025-009-95 2026 Est. T.C.V. FOUTCH JACOB & JESSICA L
 Property Class: 201 6786 W BLUE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 25 T22N R8W BEG AT INT OF N LINE HWY M-55 & E LINE OF W 1/2 OF SW 1/4 TH N
 200 FT, W 200 FT S 200 FT, E 200 FT TO POB. .9183A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	200.00	200.00	1.0000	0.0000	0	100*		0
COMMERCIAL <2A M/L			0.92 Acres		18000	100		16,524
* denotes lines that do not contribute to the total acreage calculation.								
200 Actual Front Feet, 0.92 Total Acres Total Est. Land Value =								16,524

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	5200	100	16,120
D/W/P: 4in Ren. Conc.	8.17	800	100	6,536
D/W/P: 4in Ren. Conc.	8.17	600	100	4,902
Total Estimated Land Improvements True Cash Value =				27,558

Cost Est. for Res. Bldg: 1 Duplex 1S Cls C Blt 1993
 Exterior Units: 2 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
 Ground Area = 936 SF Floor Area = 936 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	936		
Total:				253,482	82,382

Other Additions/Adjustments

Plumbing

Average Fixture(s)	2	2,845	1,849
3 Fixture Bath	1	4,478	2,911

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 100 Feet	1	5,734	3,727

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	288	18,098	11,764
Common Wall: 1.5 Wall	1	-3,883	-2,524
Door Opener	1	527	343

Built-Ins

Appliance Allow.	2	5,426	3,527

Porches

CCP (1 Story)	24	1,185	770
CCP (1 Story)	24	1,185	770

Totals: 334,050 217,134

Notes: ON CRAWL

ECF (201C COMMERCIAL GROUP C) 0.990 => TCV: 214,963

Cost Est. for Res. Bldg: 2 Duplex 1S Cls C 5 Blt 1997
 Exterior Units: 2 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1060 SF Floor Area = 1060 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Parcel Number: 009-025-009-95

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Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,060		
			Total:	334,598	108,753

Other Additions/Adjustments

Plumbing

Average Fixture(s)	2	2,845	1,849
3 Fixture Bath	1	4,478	2,911

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 100 Feet	1	5,734	3,727

Deck

Treated Wood	80	2,182	1,418
Treated Wood	80	2,182	1,418

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	528	27,086	17,606
Common Wall: 1.5 Wall	1	-3,883	-2,524
Door Opener	1	527	343

Built-Ins

Appliance Allow.	2	5,426	3,527

Porches

CCP (1 Story)	22	1,087	707
CCP (1 Story)	22	1,087	707

Totals:	441,478	286,980

Notes: BASEMENT

ECF (201C COMMERCIAL GROUP C) 0.990 => TCV: 284,110

2026 Est. T.C.V. 009-025-009-95 = 543,155

Est. TCV/Total Floor Area = 136.06, Most recent sale 07/02/2019 for 300,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
217,800	217,800	217,800	173,234	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	53,800	0	4,677	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
271,600	271,600	271,600	177,911	177,911	44,478

009-025-010-00 2026 Est. T.C.V. VANPOLEN BRANDY JEAN
 Property Class: 401 6980 W BLUE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 25 T22N R8W W 125 FT OF S 375 FT OF W 1/2 OF SW 1/4 LYING N'LY OF HWY M
 55. 1.0771A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	125.00	375.00	1.1247	0.9840	110	100		15,217
125 Actual Front Feet, 1.08 Total Acres							Total Est. Land Value =	15,217

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1994

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1590 SF Floor Area = 1590 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,344		
1 Story	Siding	Crawl Space	246		
			Total:	207,153	165,721

Other Additions/Adjustments

Recreation Room	1100	19,998	15,998

Plumbing

Average Fixture(s)	1	1,185	948
2 Fixture Bath	1	2,502	2,002

Water/Sewer

1000 Gal Septic	1	4,386	3,509
Water Well, 50 Feet	1	3,344	2,675

Deck

Treated Wood	36	1,423	1,138
Treated Wood	161	3,384	2,707

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	731	25,388	20,310

Class: CD Exterior: Pole (Unfinished)

Base Cost	779	17,785	14,228
No Concrete Floor	779	-4,666	-3,733

Built-Ins

Appliance Allow.	1	1,897	1,518

Totals: 283,779 227,021

Notes: MODULAR

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 279,236

2026 Est. T.C.V. 009-025-010-00 = 294,453

Est. TCV/Total Floor Area = 185.19, Most recent sale 02/11/2022 for 215,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
125,500	125,500	125,500	111,863	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	21,700	0	0	3,020	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
147,200	147,200	147,200	114,883	114,883	114,883	

009-025-011-00	2026 Est. T.C.V.	WOLVERINE POWER SUPPLY COOPERATIVE
Property Class: 201		4664 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 25 T22N R8W BEG AT E 1/4 COR, TH S 0 DEG 56'30"E 1016.31 FT, S 89 DEG 54'25"W 767.59 FT, N 06 DEG E 343.63 FT, N 44 DEG 11'19"W 277.59 FT, N 03 DEG 25'07"W 473.69 FT, N 89 DEG 46'07"E 936.7 FT TO POB. 19.7A. 2011 PARCEL
009-025-011-00 SPLIT ON 01/03/2011

12/2010 SPLIT-
PARCEL "A"

PART OF NORTH 1/2 OF SE 1/4, SECTION 25, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED AS BEG EAST 1/4 CCNR SEC. 25, THENCE S00°56'30"E 1016.31 FT ALONG EAST LINE OF SAID SEC. 25, THENCE S89°54'25"W 767.59 FT, THENCE N06°00'00"E 343.63 FT. THENCE N44°11'19"W 277.59 FT, THENCE N03°25'07"W 473.69 FT TO A POINT ON EAST & WEST 1/4 LINE OF SAID SE SECTION CNR SECTION 25, THENCE N89°46'07"E 936.70 FT ALONG SAID EAST & WEST 1/4 LINE TO POINT FOUND MISS. CO. MONUMENT OF BEG CONTAINING 19.70 AC
PARCEL B SPLIT OFF - 009-025-011-10

2010 EASEMENT SPLIT TO 025-001-85

SEC 25 T22N R8W N 1/2 OF SE 1/4 EXC S 83 FT THOF & EXC BEG S 0 DEG 56'30"E 1016.31 FT FROM E 1/4 COR TH S 0 DEG 56'30" E 212.88 FT S 89 DEG 54'25"W 660 FT N 0 DEG 56'30"W 212.88 FT, N 89 DEG 54'25"E 660 FT TO POB. 71.6259AC EXCEPT THE NORTH 33FT OF THE SE /14 OF SECTION 25 - 1470FT BEG AT E 1/4 CNR FOR INGRESS & EGRESS & UTILITIES PURPOSES

12.2010 PROPERTY SPLIT - REMOVE GC IMPVTS
2010 EASEMENT SPLIT OFF TO PARCEL 025-001-85 SAME OWNER

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

		* Factors *		1013' ON M66		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
COMMERCIAL 40A M/L	3800	9.70 Acres	3800	100		Value
COMMERCIAL AGRICULTURE		10.00 Acres	3800	100		36,860
		19.70 Total Acres			Total Est. Land Value =	38,000
						74,860

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.70	7500	50	10,125
Wood Frame	17.88	2000	25	8,940

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
IRRIGATION SYSTEM	1.00	3000	0	0
Total Estimated Land Improvements True Cash Value =				19,065

2026 Est. T.C.V. 009-025-011-00 = 93,925

Est. TCV/Total Floor Area = 59.07, Most recent sale 07/31/2017 for 900,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
45,800	45,800	45,800	29,966	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,200	0	0	809	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
47,000	47,000	47,000	30,775	30,775	0

009-025-011-10	2026 Est. T.C.V.	WOLVERINE POWER SUPPLY COOPERATIVE
Property Class: 202		S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PARCEL "B" PART OF THE NORTH 1/2 OF THE SOUTHEAST 1/4, SECTION 25, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED AS COMMENCING AT THE EAST 1/4 CORNER OF SAID SEC. 25, THENCE S00DEG56'30"E 1016.31 FEET ALONG THE EAST LINE OF SAID SEC. 25, THENCE S89°54'25"W 660.00 FEET TO THE POINT OF BEGINNING, THENCE S00DEG56'30E 222.87 FEET PARALLEL TO SAID EAST SECTION LINE, THENCE S89°54'25W 1969.48 FEET PARALLEL TO THE SOUTH 1/8 LINE TO A POINT ON THE NORTH & SOUTH 1/4 LINE OF SAID SECTION 25, THENCE N00DEG53'46W 1232.82 FEET ALONG SAID 1/4 LINE TO A POINT ON THE EAST & WEST 1/4 LINE OF SAID SECTION 25, THENCE N89°46'07E 1691.71 FEET ALONG SAID EAST & WEST 1/4 LINE, THENCE S03°25'07"E 473.69 FEET, THENCE S44°11'19"E 277.59 FEET, THENCE S06°00'00W 343.63 FEET, THENCE N89°54'25E 107.59 FEET TO THE POINT OF BEGINNING. CONTAINING 51.51 ACRES
12/2010 SPLIT OFF 009-025-011-00

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL AGRICULTURE			41.51 Acres		3800	100		157,738
COMMERCIAL 10A M/L	3800		10.00 Acres		3800	100		38,000
			51.51 Total Acres				Total Est. Land Value =	195,738

2026 Est. T.C.V. 009-025-011-10 = 195,738

Est. TCV/Total Floor Area = 123.11, Most recent sale 07/31/2017 for 900,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
106,800	106,800	106,800	88,877	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-8,900	0	2,399	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
97,900	97,900	97,900	91,276	91,276	0	

009-025-011-50 2026 Est. T.C.V. BLUE ROAD, LLC
 Property Class: 201 6344 M-55
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 25 T22N R8W W 1/2 OF E 1/2 OF SW 1/4 OF SE 1/4 EXC S 75 FT THOF. ALSO S 83
 FT OF W 1/2 OF E 1/2 OF NW 1/4 OF SE 1/4. 10.06A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	329.70	1328.70	1.0000	0.0000	0	100*		0
COMMERCIAL 10A M/L	3800	6.57	Acres	3800	100			24,966
COMMERCIAL AGRICULTURE	4.00	Acres	3800	100				15,200
* denotes lines that do not contribute to the total acreage calculation.								
330 Actual Front Feet, 10.57 Total Acres Total Est. Land Value =								40,166

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.80	40000	100	112,000
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/CHALF/08'/211	26.50	500	84	11,130
/CI16/YARI/CHALF/08'/GATW25	1,930.00	1	84	1,621
/CI16/YARI/OUTL/2AVG/FL05	802.50	12	100	9,630
Total Estimated Land Improvements True Cash Value =				134,381

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1996

Costs are taken from the Office Buildings cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: C Quality: Low Cost
 Stories: 1 Story Height: 12 Perimeter: 396
 Overall Building Height: 12

Base Rate for Upper Floors = 102.14

(10) Heating system: Package Heating & Cooling Cost/SqFt: 27.31 100%
 Adjusted Square Foot Cost for Upper Floors = 129.45

Total Floor Area: 5,872 Base Cost New of Upper Floors = 760,130

4,640 Sq.Ft. of Sprinklers @ 5.06, Cost New = 23,478

Reproduction/Replacement Cost = 783,608
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
 Total Depreciated Cost = 470,165

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 1 = 498,375
 Replacement Cost/Floor Area= 133.45 Est. TCV/Floor Area= 84.87

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2004

Costs are taken from the Warehouses - Storage cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: S Quality: Average
 Stories: 1 Story Height: 14 Perimeter: 380

Base Rate for Upper Floors = 50.56

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.98 100%
 Adjusted Square Foot Cost for Upper Floors = 55.54

Total Floor Area: 9,000 Base Cost New of Upper Floors = 499,860

Reproduction/Replacement Cost = 499,860
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0
 Total Depreciated Cost = 334,906

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 2 = 355,001

Parcel Number: 009-025-011-50

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Replacement Cost/Floor Area= 55.54

Est. TCV/Floor Area= 39.44

Total Estimated True Cash Value of Commercial/Industrial Buildings = 853,376

2026 Est. T.C.V. 009-025-011-50 = 1,027,923

Est. TCV/Total Floor Area = 69.12, Most recent sale 06/03/2011 for 347,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
448,700	448,700	448,700	280,620	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	65,300	0	0	7,576	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
514,000	514,000	514,000	288,196	288,196	0	

009-025-011-60	2026 Est. T.C.V.	PRICE JAY W & KATHIE I TRUST
Property Class: 301		6400 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 25 T22N R8W E 1/2 OF W 1/2 OF SW1/4 OF SE 1/4 EXC S 75 FT THOF & ALSO S 83 FT OF E 1/2 OF W 1/2 OF NW 1/4 OF SE 1/4. 10.06A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	328.70	1325.80	1.0000	0.0000	0	100*		0
COMMERCIAL 10A M/L 3800		5.04 Acres			3800	100		19,167
COMMERCIAL AGRICULTURE		5.00 Acres			3800	100		19,000
* denotes lines that do not contribute to the total acreage calculation.								
329 Actual Front Feet, 10.04 Total Acres								
Total Est. Land Value =								38,167

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.86	9400	0	0
D/W/P: 4in Ren. Conc.	7.26	235	0	0
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/PAV/495A	7.98	235	80	1,500
/CI16/SUBDC/RESSI/STRI/PAVACSA	3.22	9400	80	24,214
Total Estimated Land Improvements True Cash Value =				25,714

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1989

Description of Occupancy: CAL 94

Costs are taken from the Industrial - Light Manufacturing cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
 Stories: 1 Story Height: 10 Perimeter: 1247
 Overall Building Height: 12

Base Rate for Upper Floors = 62.87

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.15 100%
 Adjusted Square Foot Cost for Upper Floors = 68.02

Total Floor Area: 20,028 Base Cost New of Upper Floors = 1,362,304

Reproduction/Replacement Cost = 1,362,304
 Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 71 /100/100/100/71.0
 Total Depreciated Cost = 967,236

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Cost	# or	Height	Storys	Cost
	Col.	Rate	SqFt	Adj.	Adj.
Total Cost New =					0

Architectural Multiplier: 0.66

Reproduction/Replacement Cost = 0
 Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 71 /100/100/100/71.0
 Total Depreciated Cost = 0

ECF (301 - INDUSTRIAL) 0.780 => TCV of Bldg: 1 = 754,444
 Replacement Cost/Floor Area= 68.02 Est. TCV/Floor Area= 37.67

Total Estimated True Cash Value of Commercial/Industrial Buildings = 754,444

2026 Est. T.C.V. 009-025-011-60 = 818,325

Est. TCV/Total Floor Area = 40.86

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
414,800	414,800	414,800	199,527	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-5,600	0	0	5,387	0	

Parcel Number: 009-025-011-60

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2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
409,200	409,200	409,200	204,914	204,914	0

009-025-011-70	2026 Est. T.C.V.	DUVALL A SANDRA TRUSTEE
Property Class: 401		6470 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 25 T22N R8W W 1/2 OF W 1/2 OF SW 1/4 OF SE 1/4 EXC S75 FT THOF, ALSO S 83 FT OF W 1/2 OF W 1/2 OF NW 1/4 OF SE 1/4. 10.06 A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	328.00	1336.02	1.0000	0.0000	0	100*		0
COMMERCIAL 10A M/L 3800		7.06 Acres			3800	100		26,828
COMMERCIAL AGRICULTURE		3.00 Acres			3800	100		11,400
* denotes lines that do not contribute to the total acreage calculation.								
328 Actual Front Feet, 10.06 Total Acres								
Total Est. Land Value =								38,228

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	2570	0	0
D/W/P: 4in Concrete	6.96	1600	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	2	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1981

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1878 SF Floor Area = 1878 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,878		
			Total:	242,388	169,672

Other Additions/Adjustments

Exterior			
Brick Veneer	224	3,709	2,596

Plumbing			
Average Fixture(s)	1	1,422	995
2 Fixture Bath	1	2,996	2,097

Water/Sewer			
1000 Gal Septic	1	4,689	3,282
Water Well, 100 Feet	1	5,734	4,014

Porches			
CCP (1 Story)	80	2,428	1,700

Deck			
Treated Wood	100	2,461	1,723
Pine w/Roof (Deck Portion)	100	1,964	1,375
Pine w/Roof (Roof portion)	100	1,792	1,254
w/Roof (Roof portion)	252	3,977	2,784
w/Roof (Roof portion)	448	6,724	4,707

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	23,910	16,737
Common Wall: 1 Wall	1	-2,589	-1,812
Door Opener	1	527	369
Class: CD Exterior: Pole (Unfinished)			
Base Cost	2016	42,719	29,903
Class: D Exterior: Pole (Unfinished)			
Base Cost	2396	44,853	31,397

Parcel Number: 009-025-011-70

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Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Interior 1 Story	1	5,235	3,664

Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	256	1,027	976	*95% Good

Totals:	398,679	279,332

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	343,578

2026 Est. T.C.V. 009-025-011-70

= 386,556

Est. TCV/Total Floor Area = 205.83

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
178,300	178,300	178,300	109,750	2.70	
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	15,000	0	0	2,963	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
193,300	193,300	193,300	112,713	112,713	112,713

009-025-011-80	2026 Est. T.C.V.	WOLVERINE POWER SUPPLY COOPERATIVE
Property Class: 202		M 66
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 25 T22N R8W BEG S 0 DEG 56'30" E 1016.31 FT FROM E 1/4 COR, TH S 0 DEG 56'30" E 212.88 FT, S 89 DEG 54'25" W 660 FT, N 0 DEG 56' 30" W 212.88 FT, N 89 DEG 54'25" E 660 FT TO POB. 3.23A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	212.88	660.00	1.0000	0.0000	0	100*		0
COMMERCIAL 2-4A	9000		3.23 Acres		9000	100		29,025
* denotes lines that do not contribute to the total acreage calculation.								
213 Actual Front Feet, 3.23 Total Acres								Total Est. Land Value = 29,025

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.70	10000	100	27,000
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/OUTL/2AVG/POLA	190.50	2	100	381
/CI16/YARI/OUTL/2AVG/FL01	1,885.00	2	100	3,770
Total Estimated Land Improvements True Cash Value =				31,151

2026 Est. T.C.V. 009-025-011-80 = 60,176

Est. TCV/Total Floor Area = 32.04, Most recent sale 07/31/2017 for 900,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
29,200	29,200	29,200	29,200	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	900	0	788	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
30,100	30,100	30,100	29,988	29,988	0

009-025-011-90	2026 Est. T.C.V.	PETTY DEVELOPMENT LLC
Property Class: 201		6262 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 25 T22N R8W E 1/2 OF E 1/2 OF SW 1/4 OF SE 1/4 EXC S75 FT THOF, ALSO S 83 FT OF E 1/2 OF E 1/2 OF NW 1/4 OF SE 1/4. 10.06A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	329.80	1328.70	1.0000	0.0000	0	100*		0
COMMERCIAL 10A M/L	3800	7.06	Acres	3800	100			26,828
COMMERCIAL AGRICULTURE		3.00	Acres	3800	100			11,400
* denotes lines that do not contribute to the total acreage calculation.								
330 Actual Front Feet, 10.06 Total Acres								
Total Est. Land Value =								38,228

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.77	41230	100	114,207
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/OUTL/2AVG/FL05	802.50	4	100	3,210
Total Estimated Land Improvements True Cash Value =				117,417

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1984
Description of Occupancy: CAL 8

Costs are taken from the Automotive Centers cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: S Quality: Average
Stories: 1 Story Height: 14 Perimeter: 440
Overall Building Height: 14

Base Rate for Upper Floors = 91.64

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.97 100%
Adjusted Square Foot Cost for Upper Floors = 96.61

Total Floor Area: 10,500 Base Cost New of Upper Floors = 1,014,405

Reproduction/Replacement Cost = 1,014,405
Eff.Age:28 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 43 /100/100/100/43.0
Total Depreciated Cost = 436,194

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercials

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Stories Adj.	Cost
(39) Miscellaneous						
Canopies & Marquees:						
Steel Frame	1 Up	41.71	178	1.000	1.000	7,424
Total Cost of Lump-Sum Items =						7,424
Total Cost New =						7,424

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 7,424
Eff.Age:28 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 43 /100/100/100/43.0
Total Depreciated Cost = 3,192

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 1 = 720,594
Replacement Cost/Floor Area= 97.32 Est. TCV/Floor Area= 68.63

Total Estimated True Cash Value of Commercial/Industrial Buildings = 720,594

2026 Est. T.C.V. 009-025-011-90 = 876,239

Est. TCV/Total Floor Area = 83.45

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-025-011-90

Page: 2

	396,900	396,900	396,900	149,203	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	41,200	0	0	4,028	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	438,100	438,100	438,100	153,231	153,231	0

009-025-012-00 2026 Est. T.C.V. WOLVERINE POWER SUPPLY COOPERATIVE
 Property Class: 201 4800 S MOREY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 25 T22N R8W BEG 1229 FT 2 1/4 IN S OF NE CORNER OF THE SE 1/4 SECTION TH W
 660 FT S 330 FT E 660 FT N 330 FT TO POB. 5 A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	330.00	660.00	1.0000	0.0000	0	100*		0
COMMERCIAL 20A M/L	3800	5.00 Acres	3800	100	PART OF LARGER TRAC			19,000
* denotes lines that do not contribute to the total acreage calculation.								
330 Actual Front Feet, 5.00 Total Acres Total Est. Land Value =								19,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.77	12000	100	33,240
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/OUTL/2AVG/FL05	802.50	4	100	3,210
Total Estimated Land Improvements True Cash Value =				36,450

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1974

Costs are taken from the Industrial - Light Manufacturing cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: S Quality: Average
 Stories: 1 Story Height: 11 Perimeter: 846
 Overall Building Height: 14

Base Rate for Upper Floors = 57.86

(10) Heating system: Package Heating & Cooling Cost/SqFt: 18.35 80%
 (10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.75 20%
 Combined Heating System adjustment: 15.63 100%
 Adjusted Square Foot Cost for Upper Floors = 73.49

Total Floor Area: 18,666 Base Cost New of Upper Floors = 1,371,767

19,000 Sq.Ft. of Sprinklers @ 3.27, Cost New = 62,130

Reproduction/Replacement Cost = 1,433,897
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0
 Total Depreciated Cost = 960,711

Local Cost Items	Rate	Quantity/Area	%Good	Depr.Cost
WATER WELL	5000.00	1	95	4,750
SEPTIC SYSTEM	2000.00	1	95	1,900

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 1 = 1,025,403
 Replacement Cost/Floor Area= 77.17 Est. TCV/Floor Area= 54.93

Total Estimated True Cash Value of Commercial/Industrial Buildings = 1,025,403

2026 Est. T.C.V. 009-025-012-00 = 1,080,853
 Est. TCV/Total Floor Area = 57.90, Most recent sale 07/31/2017 for 900,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
453,200	453,200	453,200	251,989	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	87,200	0	0	6,803	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
540,400	540,400	540,400	258,792	258,792	0	

009-025-013-00
Property Class: 201
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

PEARSON WILLIAM F
6100 W BLUE RD
LAKE CITY, MI 49651

. SEC 25 T22N R8W SE 1/4 OF SE 1/4 OF SE 1/4 EXC S 75 FT THEREOF & EXC THAT PART SE'LY OF BEG 350 FT N OF SE COR TH S 45 DEG 23' 4" W TO INTERSECTION WITH PREVIOUS EXC & EXC S 240.01 FT OF W 175 FT THOF & EXC BEG N 89 DEG 57'17"W 482.67 FT & N 0 DEG 55' 49"W 75.01 FT FROM SE COR OF SE 1/4 TH N0 DEG 55'49"W 165 FT, N 89 DEG 57'17"W 175 FT, N 66 DEG 26'23"E 51.20 FT, N 86 DEG 39'35"E 140.80 FT, S 02 DEG 53'57"W 194.03 FT TO POB. 7.2207A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

		* Factors *		315 X 998.423	
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason
COMMERCIAL 10A M/L	3800	7.22 Acres	3800	100	
7.22 Total Acres					Total Est. Land Value =
					27,436

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.07	3500	100	10,745
D/W/P: 4in Ren. Conc.	8.09	5255	100	42,513
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/CHALF/06'/211	20.20	1800	100	36,360
Total Estimated Land Improvements True Cash Value =				89,618

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1974
Description of Occupancy: CAL 210: NORTH BLDG W/3WALL

Costs are taken from the Warehouses - Storage cost schedules.

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Low Cost
Stories: 1 Story Height: 16 Perimeter: 260
Overall Building Height: 16

Base Rate for Upper Floors = 44.12

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 44.12

Total Floor Area: 3,000 Base Cost New of Upper Floors = 132,360

Reproduction/Replacement Cost = 132,360
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 64 /100/100/100/64.0
Total Depreciated Cost = 84,710

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Cost Col.	Rate	# or SqFt	Height	Stories	Cost
(4) Floor Structure:						
Concrete, On Ground	1 Up	4.99	1200	1.000	1.000	5,988
(13) Roof Structure:						
Wood Joists, Add for Snow Roof	1 Up	2.70	1200	1.000	1.000	3,240
(14) Roof Cover:						
Alum./Steel Corrugated or Crimped	1 Up	2.53	1200	1.000	1.000	3,036

Total Cost of Upper Stories = 12,264
1 Stories Above Ground, Number of stories multiplier for upper stories = 1.000
Total Cost New = 12,264

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 12,264
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 64 /100/100/100/64.0
Total Depreciated Cost = 7,849

Parcel Number: 009-025-013-00

Page: 2

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 1 = 98,113
 Replacement Cost/Floor Area= 48.21 Est. TCV/Floor Area= 32.70

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1976
 Description of Occupancy: CAL 210: N PT OF S BLDG

Costs are taken from the Warehouses - Storage cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Low Cost
 Stories: 1 Story Height: 16 Perimeter: 200
 Overall Building Height: 16

Base Rate for Upper Floors = 43.55

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
 Adjusted Square Foot Cost for Upper Floors = 43.55

Total Floor Area: 2,400 Base Cost New of Upper Floors = 104,520

Reproduction/Replacement Cost = 104,520
 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 64 /100/100/100/64.0
 Total Depreciated Cost = 66,893

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 2 = 70,906
 Replacement Cost/Floor Area= 43.55 Est. TCV/Floor Area= 29.54

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 1976
 Description of Occupancy: CAL 210 CENTER OF BLDG

Costs are taken from the Warehouses - Storage cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Low Cost
 Stories: 1 Story Height: 14 Perimeter: 32
 Overall Building Height: 14

Base Rate for Upper Floors = 36.72

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.30 100%
 Adjusted Square Foot Cost for Upper Floors = 42.02

Total Floor Area: 640 Base Cost New of Upper Floors = 26,893

Reproduction/Replacement Cost = 26,893
 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 64 /100/100/100/64.0
 Total Depreciated Cost = 17,212

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 3 = 18,244
 Replacement Cost/Floor Area= 42.02 Est. TCV/Floor Area= 28.51

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 2001
 Description of Occupancy: CAL 140: FRONT OF BLDG

Costs are taken from the Office Buildings cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: S Quality: Low Cost
 Stories: 1 Story Height: 12 Perimeter: 160
 Overall Building Height: 12

Base Rate for Upper Floors = 96.76

(10) Heating system: Package Heating & Cooling Cost/SqFt: 29.21 100%
 Adjusted Square Foot Cost for Upper Floors = 125.97

Total Floor Area: 1,600 Base Cost New of Upper Floors = 201,552

Reproduction/Replacement Cost = 201,552
 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 64 /100/100/100/64.0

Parcel Number: 009-025-013-00

Page: 3

Total Depreciated Cost = 128,993

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 4 = 136,733
 Replacement Cost/Floor Area= 125.97 Est. TCV/Floor Area= 85.46

Cost Estimates for Commercial/Industrial Building/Section: 5 Built 2021
 Description of Occupancy: PERMIT 20200681 60'X120'

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: S Quality: Average
 Stories: 1 Story Height: 14 Perimeter: 360
 Overall Building Height: 14

Base Rate for Upper Floors = 29.40

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.32 100%
 Adjusted Square Foot Cost for Upper Floors = 32.72

Total Floor Area: 7,200 Base Cost New of Upper Floors = 235,584

Reproduction/Replacement Cost = 235,584
 Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 85 /100/100/100/85.0
 Total Depreciated Cost = 200,246

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 5 = 212,261
 Replacement Cost/Floor Area= 32.72 Est. TCV/Floor Area= 29.48

Total Estimated True Cash Value of Commercial/Industrial Buildings = 536,257

2026 Est. T.C.V. 009-025-013-00 = 653,311

Est. TCV/Total Floor Area = 44.02

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
281,700	281,700	281,700	242,144	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	45,000	0	0	6,537	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
326,700	326,700	326,700	248,681	248,681	0	

009-025-013-65	2026 Est. T.C.V.	PEARSON DEBRA L TRUSTEE
Property Class: 202		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 25 T22N R8W BEG N 89 DEG 57'17"W 482.67 FT & N 0 DEG 55'49"W 75.01 FT FROM
SE COR OF SE 1/4, TH N 0 DEG 55'49"W 165 FT, N 89 DEG 57' 17"W 175 FT, N 66 DEG
26'23"E 51.20 FT, N 86 DEG 39'35"E 140.80 FT, S 02 DEG 53'57"W 194.03 FT TO POB.
.18A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL <2A M/L		0.18 Acres			18000	100		3,240
		0.18 Total Acres			Total Est. Land Value =			3,240

2026 Est. T.C.V. 009-025-013-65	=	3,240

Est. TCV/Total Floor Area = 0.22

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
1,600	1,600	1,600	1,237	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	33	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,600	1,600	1,600	1,270	1,270	0	

009-025-013-70	2026 Est. T.C.V.	PEARSON DEBRA L TRUSTEE
Property Class: 201		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 25 T22N R8W S 240.01 FT OF W 175 FT OF SE 1/4 OF SE 1/4 OF SE 1/4 EXC S
75.01 FT THOF. .6629A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	175.00	165.00	1.0000	0.0000	0	100*		0
COMMERCIAL <2A M/L			0.66 Acres		18000	100		11,934
* denotes lines that do not contribute to the total acreage calculation.								
175 Actual Front Feet, 0.66 Total Acres Total Est. Land Value =								11,934

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.86	12000	100	34,320
Total Estimated Land Improvements True Cash Value =				34,320

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1973
Description of Occupancy: CAL 140

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
Stories: 1 Story Height: 8 Perimeter: 254
Overall Building Height: 8

Base Rate for Upper Floors = 50.37

(10) Heating system: Package Heating & Cooling Cost/SqFt: 20.97 100%
Adjusted Square Foot Cost for Upper Floors = 71.34

Total Floor Area: 2,910 Base Cost New of Upper Floors = 207,600

Reproduction/Replacement Cost = 207,600

Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
Total Depreciated Cost = 124,560

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 1 = 132,034
Replacement Cost/Floor Area= 71.34 Est. TCV/Floor Area= 45.37

Total Estimated True Cash Value of Commercial/Industrial Buildings = 132,034

2026 Est. T.C.V. 009-025-013-70 = 178,288

Est. TCV/Total Floor Area = 61.27, Most recent sale 01/01/2002 for 80,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
76,500	76,500	76,500	56,791	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	12,600	0	0	1,533	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,100	89,100	89,100	58,324	58,324	0	

009-025-014-00
 Property Class: 202
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

HELSEL EARL J JR TRUST &
 S MOREY RD
 LAKE CITY, MI 49651

. SEC 25 T22N R8W S 420 FT 9 3/4 IN OF NE 1/4 OF SE 1/4 OFSE 1/4. 6.3759 A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0 420.80 660.01			1.0000	0.0000	0	100*		0
COMMERCIAL 20A M/L 3800		6.06 Acres			3800	100		23,020
COMMERCIAL ROW		0.32 Acres			0	100		0
* denotes lines that do not contribute to the total acreage calculation.								
421 Actual Front Feet, 6.38 Total Acres Total Est. Land Value =								23,020

2026 Est. T.C.V. 009-025-014-00								=	23,020
Est. TCV/Total Floor Area =	7.91								
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM					
11,200	11,200	11,200	9,851	2.70					
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses					
0	300	0	0	265					0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				
11,500	11,500	11,500	10,116	10,116	0				

009-025-015-00	2026 Est. T.C.V.	RDS REAL PROPERTY LLC
Property Class: 201		6170 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 25 T22N R8W E 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4 EXC S75 FT THOF, ALSO S 83 FT OF E 1/2 OF W 1/2 OF NE 1/4 OF SE 1/4. 10.06A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	328.00	1336.02	1.0000	0.0000	0	100*		0
COMMERCIAL 10A M/L	3800	3.00	Acres		3800	100		11,400
COMMERCIAL AGRICULTURE		7.06	Acres		3800	100		26,828
* denotes lines that do not contribute to the total acreage calculation.								
328 Actual Front Feet, 10.06 Total Acres								
Total Est. Land Value =								38,228

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.86	10520	100	30,087
D/W/P: 4in Ren. Conc.	7.26	3044	100	22,099
Total Estimated Land Improvements True Cash Value =				52,186

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1975

Description of Occupancy: CAL 174

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
 Stories: 1 Story Height: 12 Perimeter: 436
 Overall Building Height: 12

Base Rate for Upper Floors = 29.64

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.32 100%

Adjusted Square Foot Cost for Upper Floors = 32.96

Total Floor Area: 8,456 Base Cost New of Upper Floors = 278,710

Reproduction/Replacement Cost = 278,710

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0

Total Depreciated Cost = 122,632

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Cost	# or	Height	Storys		
	Col.	Rate	SqFt	Adj.	Adj.	Cost

(39) Miscellaneous
 Canopies & Marquees:

Wood Frame	1 Up	32.50	400	1.000	1.000	13,000

Total Cost of Lump-Sum Items = 13,000

Total Cost New = 13,000

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0

Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
GLASS LINED SILO	20000.00	1	0.66	10	1,320

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 1 = 203,282

Replacement Cost/Floor Area= 34.52 Est. TCV/Floor Area= 24.04

Total Estimated True Cash Value of Commercial/Industrial Buildings = 203,282

2026 Est. T.C.V. 009-025-015-00 = 293,696

Est. TCV/Total Floor Area = 34.73, Most recent sale 11/27/2023 for 280,000

Parcel Number: 009-025-015-00

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2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	132,200	132,200	132,200	128,256	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	14,600	0	0	3,462	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	146,800	146,800	146,800	131,718	131,718	0

009-025-016-00	2026 Est. T.C.V.	PETTY DEVELOPMENT LLC
Property Class: 201		6190 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 25 T22N R8W W 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4 EXC THAT PORTION M-55 AS SHOWN IN LIBER 180 PAGE 1134 MISSAUKEE COUNTY RECORDS ALSO S 83 FT OF W 1/2 OF W 1/2 OF NE 1/4 OF SE 1/4. 10.06A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	329.80	1327.80	1.0000	0.0000	0	100*		0
COMMERCIAL 10A M/L	3800	3.00	Acres		3800	100		11,400
COMMERCIAL AGRICULTURE		7.05	Acres		3800	100		26,801
* denotes lines that do not contribute to the total acreage calculation.								
330 Actual Front Feet, 10.05 Total Acres								
Total Est. Land Value =								38,201

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Basket, 6 ft.	35.16	288	50	5,063
D/W/P: Asphalt Paving	2.77	14340	100	39,722
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/OUTL/2AVG/FL05	802.50	5	100	4,013
Total Estimated Land Improvements True Cash Value =				48,798

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1977
Description of Occupancy: CAL 8

Costs are taken from the Auto Dealerships - Complete cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: S Quality: Average
Stories: 1 Story Height: 14 Perimeter: 542
Overall Building Height: 14

Base Rate for Upper Floors = 98.99

(10) Heating system: Package Heating & Cooling Cost/SqFt: 18.71 100%
Adjusted Square Foot Cost for Upper Floors = 117.70

Total Floor Area: 15,000 Base Cost New of Upper Floors = 1,765,500

Reproduction/Replacement Cost = 1,765,500
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0
Total Depreciated Cost = 935,715

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercials

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost

(39) Miscellaneous
Canopies & Marquees:
Steel Frame

1 Up	41.71	1436	1.000	1.000	59,896

Total Cost of Lump-Sum Items = 59,896

Total Cost New = 59,896

Architectural Multiplier: 0.66

Reproduction/Replacement Cost = 39,531
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0
Total Depreciated Cost = 20,951

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 1 = 1,568,933
Replacement Cost/Floor Area= 120.34 Est. TCV/Floor Area= 104.60

Total Estimated True Cash Value of Commercial/Industrial Buildings = 1,568,933

2026 Est. T.C.V. 009-025-016-00 = 1,655,932

Parcel Number: 009-025-016-00

Page: 2

Est. TCV/Total Floor Area = 110.40

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
718,800	718,800	718,800	337,995	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	109,200	0	0	9,125	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
828,000	828,000	828,000	347,120	347,120	0	

009-026-001-00	2026 Est. T.C.V.	DEZEEUW BRIAN P & DALE M TRUST
Property Class: 101		7079 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PA 116 2003 SEC 26 T22N R8W E 1/2 OF NE 1/4. 80 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 66 - 120 Acres		40.00 Acres			3800	100		152,000
AGRICULTRU UNTILLABLE		39.00 Acres			3200	100		124,800
AGRICULTRU ROW		1.00 Acres			0	100		0
		80.00 Total Acres					Total Est. Land Value =	276,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.22	412	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls CD Blt 1914

(11) Heating System: Electric Baseboard

Ground Area = 1103 SF Floor Area = 1930 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Brick	Basement	1,103		
			Total:	217,377	130,426

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711
2 Fixture Bath	1	2,502	1,501

Water/Sewer

1000 Gal Septic	1	4,386	2,632
Water Well, 100 Feet	1	5,415	3,249

Porches

WCP (1 Story)	306	9,425	5,655
CGEP (1 Story)	96	6,977	4,186
WPP	110	2,911	1,747
CCP (1 Story)	54	1,560	936
Foundation: Basement	54	1,268	761

Built-Ins

Appliance Allow.	1	1,897	1,138

Totals: 254,903 152,942

Notes:

ECF (101 AGRICULTURE) 1.230 => TCV: 188,118

Ag. Bld 1 1973, 4 Wall Barn, Free-Stall	Class:D,Pole	Quality:Low Cost
Height: 10 ft		

Description	Rate	Size	Cost New
Base Cost	9.10	4032	36,691
Default Walls	5.72	4032	23,063

Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40 Depr. Cost = 23,902

Unit in Place Item(s) Rate Quantity/Area Depr. Depr. Cost

/A22/UCONYMRT4A 8.76 3,800 45 14,979

ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 1 = 29,726

Parcel Number: 009-026-001-00

Page: 2

Ag. Bld 2 1972, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost
Height: 8 ft

Description	Rate	Size	Cost New
Base Cost	15.92	1920	30,566
Default Walls	5.27	1920	10,118

Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40 Depr. Cost = 16,274
ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 2 = 12,205

Ag. Bld 3 1950, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	16.95	1440	24,408
Default Walls	5.61	1440	8,078

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/80/100/28 Depr. Cost = 9,096
ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 3 = 6,822

Ag. Bld 4 1975, 4 Wall Utility Shed, 3 Wall Class:D,Pole Quality:Low Cost
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	3.02	2720	8,214
Default Walls	5.13	2720	13,954

Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40 Depr. Cost = 8,867
ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 4 = 6,650

Ag. Bld 5 1962, Lean-To Utility Shed, Lean-To Class:D,Pole Quality:Low Cost
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	4.03	342	1,378
Default Walls	7.67	257	1,971

Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40 Depr. Cost = 1,340
ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 5 = 1,005

Ag. Bld 6 1962, Lean-To Utility Shed, Lean-To Class:D,Pole Quality:Low Cost
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	2.86	1440	4,118
Default Walls	5.45	1080	5,886

Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40 Depr. Cost = 4,002
ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 6 = 3,001

Ag. Bld 7 2013, 4 Wall Utility Building Class:D,Pole Quality:Average
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	9.41	2720	25,595
Default Walls	6.52	2720	17,734

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Depr. Cost = 34,663
ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 7 = 25,997

Ag. Bld 8 2013, 4 Wall Commodity Shelter Class:D,Frame Quality:Average
Height: 14 ft

Description	Rate	Size	Cost New
Base Cost	6.66	5376	35,804

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Depr. Cost = 28,643

Parcel Number: 009-026-001-00

Page: 3

ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 8 = 21,482

Total Estimated True Cash Value of Agricultural Buildings = 106,888

2026 Est. T.C.V. 009-026-001-00 = 573,706

Est. TCV/Total Floor Area = 297.26

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
250,000	250,000	250,000	154,958	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	36,900	0	0	4,183	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
286,900	286,900	286,900	159,141	159,141	159,141	

009-026-002-00	2026 Est. T.C.V.	VANDRIE BUILDING COMPANY INC
Property Class: 102		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 26 T22N R8W (15*TRACT*2003) W 1/2 OF NE 1/4. 80A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 66 - 120 Acres		40.00 Acres			3800	100		152,000
AGRICULTRU SURPLUS 2600/		40.00 Acres			2600	100		104,000
		80.00 Total Acres					Total Est. Land Value =	256,000

2026 Est. T.C.V. 009-026-002-00 = 256,000

Est. TCV/Total Floor Area = 132.64, Most recent sale 10/01/2000 for 256,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
110,000	110,000	110,000	39,556	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	18,000	0	0	1,068	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
128,000	128,000	128,000	40,624	40,624	40,624

009-026-003-00	2026 Est. T.C.V.	ROZEVELD DEBRA S
Property Class: 401		7747 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 26 T22N R8W SE 1/4 OF NW 1/4 & W 2 RDS OF NE 1/4 OF NW 1/4. 41 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3800	41.00	Acres	3800	100			155,800
		41.00	Total Acres				Total Est. Land Value =	155,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	560	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
				Total Estimated Land Improvements True Cash Value = 950

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 2004

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1280 SF Floor Area = 1600 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,280		
			Total:	196,063	166,654

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	1,007
3 Fixture Bath	1	3,721	3,163

Water/Sewer

1000 Gal Septic	1	4,386	3,728
Water Well, 100 Feet	1	5,415	4,603

Deck

Treated Wood	192	3,792	3,223

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	700	24,619	20,926
Door Opener	2	935	795

Class: CD Exterior: Pole (Unfinished)

Base Cost	1200	25,428	21,614

Built-Ins

Appliance Allow.	1	1,897	1,612

Breezeways

Frame Wall	224	10,429	8,865

Totals: 277,870 236,190

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 290,514

2026 Est. T.C.V. 009-026-003-00 = 447,264

Est. TCV/Total Floor Area = 279.54, Most recent sale 11/01/2002 for 95,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
201,100	201,100	201,100	112,362	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	22,500	0	0	3,033	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

223,600

223,600

223,600

115,395

115,395

115,395

009-026-004-00	2026 Est. T.C.V.	TACOMA ROY & MARILYN TRUSTS
Property Class: 102		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 26 T22N R8W NE 1/4 OF NW 1/4 EXC W 2 RDS THEREOF. 39 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 30 - 65 ACRES		38.00 Acres			3800	100		144,400
AGRICULTRU ROW		1.00 Acres			0	100		0
		39.00 Total Acres					Total Est. Land Value =	144,400

2026 Est. T.C.V. 009-026-004-00 = 144,400

Est. TCV/Total Floor Area = 90.25, Most recent sale 03/02/2018 for 144,300

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
60,800	60,800	60,800	25,369	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,400	0	684	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
72,200	72,200	72,200	26,053	26,053	26,053

009-026-005-00	2026 Est. T.C.V.	MILLER RICK E & JULIA A
Property Class: 401		7811 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 26 T22N R8W N 1/2 OF NW 1/4 OF NW 1/4 EXC W 1/2 OF W1/2 THEREOF. 15 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		15.00 Acres			5600	100		84,000
		15.00 Total Acres					Total Est. Land Value =	84,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	480	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
				Total Estimated Land Improvements True Cash Value = 950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1104 SF Floor Area = 1104 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,104		
			Total:	154,340	108,037

Other Additions/Adjustments

Basement Living Area	900	29,511	20,658
Basement, Outside Entrance, Below Grade	1	2,293	1,605

Plumbing

Average Fixture(s)	1	1,185	829
3 Fixture Bath	1	3,721	2,605

Water/Sewer

1000 Gal Septic	1	4,386	3,070
Water Well, 50 Feet	1	3,344	2,341

Porches

CGEP (1 Story)	60	5,012	3,508
WPP	192	4,197	2,938

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	492	19,262	13,483
Common Wall: 1 Wall	1	-2,421	-1,695

Class: CD Exterior: Pole (Unfinished)

Base Cost	1543	32,696	22,887

Built-Ins

Appliance Allow.	1	1,897	1,328

Totals: 259,423 181,594

Notes: RAISED RANCH

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 223,361

2026 Est. T.C.V. 009-026-005-00 = 308,311

Est. TCV/Total Floor Area = 279.27

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
133,800	133,800	133,800	74,770	2.70	
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses

Parcel Number: 009-026-005-00

Page: 2

0	20,400	0	0	2,018	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
154,200	154,200	154,200	76,788	76,788	76,788

009-026-006-00	2026 Est. T.C.V.	STILES BEVERLY KAY
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 26 T22N R8W S 1/2 OF NW 1/4 OF NW 1/4. 20 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18 -29 @\$5000		19.50 Acres			5000	100		97,500
Residentia ROAD @ ZERO		0.50 Acres			0	100		0
		20.00 Total Acres					Total Est. Land Value =	97,500

2026 Est. T.C.V. 009-026-006-00 = 97,500

Est. TCV/Total Floor Area = 88.32

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
36,100	36,100	36,100	9,225	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	12,700	0	0	249	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,800	48,800	48,800	9,474	9,474	9,474	

009-026-007-00	2026 Est. T.C.V.	COX ALLISON A
Property Class: 401		4041 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2013-02501 TheW 112 of NW 1/4 of NW 114 of NW 1/4 of Section 26, T22N, R8W (5 Acres)
 . SEC 26 T22N R8W W 1/2 OF NW 1/4 OF NW 1/4 OF NW 1/4. 5 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	660.00	0.8823	1.1334	110	100		36,300
330 Actual Front Feet, 5.00 Total Acres							Total Est. Land Value =	36,300

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	24.06	49	25	295
Total Estimated Land Improvements True Cash Value =				295

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1965

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 811 SF Floor Area = 811 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	811		
Total:				133,440	80,064

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853

Water/Sewer

1000 Gal Septic	1	4,689	2,813
Water Well, 50 Feet	1	3,344	2,006

Porches

CGEP (1 Story)	84	7,167	4,300

Built-Ins

Appliance Allow.	1	2,713	1,628

Totals:	152,775	91,664

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 112,747

2026 Est. T.C.V. 009-026-007-00 = 149,342

Est. TCV/Total Floor Area = 184.15

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
62,400	62,400	62,400	32,861	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,300	0	887	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
74,700	74,700	74,700	33,748	33,748	0

009-026-008-00	2026 Est. T.C.V.	KING LARRY WELLS
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 26 T22N R8W SW 1/4 OF NW 1/4 EXC N 450 FT OF W 600 FT. 33.8017 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3800	33.80	Acres	3800	100			128,440
		33.80	Total Acres				Total Est. Land Value =	128,440

2026 Est. T.C.V. 009-026-008-00 = 128,440

Est. TCV/Total Floor Area = 158.37

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
62,500	62,500	62,500	20,318	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,700	0	548	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
64,200	64,200	64,200	20,866	20,866	0	

009-026-009-00	2026 Est. T.C.V.	STILES BEVERLY KAY
Property Class: 401		4341 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 26 T22N R8W N 450 FT OF W 600 FT OF SW 1/4 OF NW 1/4 EXC N 150 FT OF W 300 FT THEREOF. 5.1652 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	300.00	749.96	0.9036	1.1702	110	100		34,893
300 Actual Front Feet, 5.17 Total Acres							Total Est. Land Value =	34,893

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	17.88	468	50	4,184
Total Estimated Land Improvements				4,184

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1964

(11) Heating System: Wall Furnace

Ground Area = 1138 SF Floor Area = 1138 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	720		
Addition	Siding	Crawl	418		
		Total:		67,066	23,473

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	783	274

Water/Sewer

1000 Gal Septic	1	4,109	1,438
Water Well, 50 Feet	1	3,344	1,170

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	960	18,499	6,475

Built-Ins

Appliance Allow.	1	1,607	562

Deck

w/Roof (Roof portion)	1067	12,996	4,549

Totals:	108,404	37,941

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:	35,665

2026 Est. T.C.V. 009-026-009-00	=	74,742

Est. TCV/Total Floor Area = 65.68

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
30,800	30,800	30,800	15,657	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	6,600	0	0	422	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,400	37,400	37,400	16,079	16,079	16,079	

009-026-010-00	2026 Est. T.C.V.	MORRIS-SIMS AMBER H &
Property Class: 401		4301 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 26 T22N R8W N 150 FT OF W 300 FT OF SW 1/4 OF NW 1/4. 1.0331 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	150.00	299.98	1.0746	0.9306	110	100		16,500
150 Actual Front Feet, 1.03 Total Acres							Total Est. Land Value =	16,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1	Mobile Home	HUD	Cls Average	Blt 1967

(11) Heating System: Forced Warm Air

Ground Area = 1200 SF Floor Area = 1200 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	720		
Addition	Siding	Crawl	480		
			Total:	88,954	31,134

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	144	1,688	591
Plumbing			
Average Fixture(s)	1	1,010	353
Water/Sewer			
1000 Gal Septic	1	4,689	1,641
Water Well, 50 Feet	1	3,344	1,170

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	390	16,403	5,741

Built-Ins

Appliance Allow.	1	2,713	950

Deck

w/Roof (Roof portion)	880	13,094	4,583
Totals:		131,895	46,163

Notes: 1967 ROLO HOME MOBILE S/N 22462

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:	43,393

2026 Est. T.C.V. 009-026-010-00	=	60,843

Est. TCV/Total Floor Area = 50.70, Most recent sale 10/10/2010 for 19,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
24,700	24,700	24,700	12,831	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,700	0	0	346	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
30,400	30,400	30,400	13,177	13,177	0

009-026-011-01 2026 Est. T.C.V. PARKER TYRRELL JAMES
 Property Class: 401 W BLUE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 26 T22N R8W PCL 1 OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P123 EXC BEG
 90 FT W OF SE COR TH W 208.71 FT, N 208.71FT, E208.71 FT, S 208.71 FT TO POB
 17.9091 AC
 SPLIT ON 01/03/2025 FROM 009-026-011-00;

Split/Comb. on 01/03/2025 completed 01/03/2025 TIM ;
 Parent Parcel(s): 009-026-011-00;
 Child Parcel(s): 009-026-011-01, 009-026-011-45;

 Split/Comb. on 12/20/2018 completed 12/20/2018 TIM ;
 Parent Parcel(s): 009-026-011-00;
 Child Parcel(s): 009-026-011-50;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>800	3800	17.91	Acres	3800	100			68,054
		17.91	Total Acres				Total Est. Land Value =	68,054

Ag. Bld 1 1978, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	14.29	8000	114,320
Default Walls	4.73	8000	37,840

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/50/100/100/17.5 Depr. Cost = 26,628
 ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 24,764

Total Estimated True Cash Value of Agricultural Buildings = 24,764

2026 Est. T.C.V. 009-026-011-01 = 92,818

Est. TCV/Total Floor Area = 77.35

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
44,800	44,800	44,800	37,590	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,600	0	0	1,014	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
46,400	46,400	46,400	38,604	38,604	38,604	

009-026-011-45	2026 Est. T.C.V.	PARKER TYRRELL JAMES
Property Class: 401		7670 W BLUE RD X 300
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 26 T22N R8W E 624 FT OF NE 1/4 OF SW 1/4.
 SPLIT ON 12/20/2018 PART TO 026-011-50 FORMERLY SEC 26 T22N R8W NE 1/4 OF SW 1/4. 40 A.
 Split/Combined on 01/03/2025 from 009-026-011-00;

Split/Comb. on 01/03/2025 completed 01/03/2025 TIM ;
 Parent Parcel(s): 009-026-011-00;
 Child Parcel(s): 009-026-011-01, 009-026-011-45;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>800	\$3800	1.00	Acres	3800	100			3,800
		1.00	Total Acres				Total Est. Land Value =	3,800

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1978

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 2013 SF Floor Area = 2013 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Basement	2,013		
			Total:	235,249	129,387
Other Additions/Adjustments					
	Recreation Room		1200	21,336	11,735
	Basement, Outside Entrance, Below Grade		1	1,939	1,066
Plumbing					
	3 Fixture Bath		1	3,128	1,720
Water/Sewer					
	1000 Gal Septic		1	4,109	2,260
	Water Well, 50 Feet		1	3,344	1,839
Garages					
Class: D Exterior: Pole (Unfinished)					
	Basement Garage: 2 Car		1	3,459	1,902
Built-Ins					
	Appliance Allow.		1	1,607	884
Porches					
	WCP (1 Story)		742	17,934	9,864
			Totals:	292,105	160,657

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 197,608

2026 Est. T.C.V. 009-026-011-45 = 201,408

Est. TCV/Total Floor Area = 100.05

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
85,500	85,500	85,500	75,407	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,200	0	2,035	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
100,700	100,700	100,700	77,442	77,442	0

009-026-011-50	2026 Est. T.C.V.	PARKER TYRRELL JAMES
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 26 T22N R8W NE 1/4 OF SW 1/4 EXC E 624 FT THOF.
 SPLIT ON 12/20/2018 FROM 009-026-011-00;
 FORMERLY PART OF SEC 26 T22N R8W NE 1/4 OF SW 1/4. 40 A.

Split/Comb. on 12/20/2018 completed 12/20/2018 TIM ;
 Parent Parcel(s): 009-026-011-00;
 Child Parcel(s): 009-026-011-50;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>400	3800	20.93 Acres	3800	100				79,542
		20.93 Total Acres					Total Est. Land Value =	79,542

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.51	200	50	1,951
				Total Estimated Land Improvements True Cash Value = 1,951

2026 Est. T.C.V.	009-026-011-50	=	81,493
Est. TCV/Total Floor Area =	40.48, Most recent sale 01/09/2019 for	74,000	
2025 Assessed	MBOR	S.E.V.	Base for Cap
39,700	39,700	39,700	22,570
			2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	1,000	0	609
2026 Assessed	MBOR	S.E.V.	Capped
40,700	40,700	40,700	23,179
			23,179
			23,179

009-026-012-00	2026 Est. T.C.V.	FAITH CHRISTIAN FELLOWSHIP
Property Class: 201		7700 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 26 T22N R8W W 696 FT OF SE 1/4 OF SW 1/4 EXC BEG 690FT W OF S 1/4 POST TH
N 316 FT W 312 FT S 316 FT E 312 FT TO POB. 18.8275 A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 20A M/L 3800		18.83 Acres	3800	100				71,546
		18.83 Total Acres					Total Est. Land Value =	71,546

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.67	32500	100	86,775
				Total Estimated Land Improvements True Cash Value = 86,775

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Auditoriums cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
Stories: 1 Story Height: 10 Perimeter: 648

Base Rate for Upper Floors = 121.38

(10) Heating system: Package Heating & Cooling Cost/SqFt: 23.72 100%
Adjusted Square Foot Cost for Upper Floors = 145.10

Total Floor Area: 20,689 Base Cost New of Upper Floors = 3,001,974

Reproduction/Replacement Cost = 3,001,974
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
Total Depreciated Cost = 1,801,184

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 1 = 1,909,255
Replacement Cost/Floor Area= 145.10 Est. TCV/Floor Area= 92.28

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average
Stories: 1 Story Height: 10 Perimeter: 180

Base Rate for Upper Floors = 28.76

Adjusted Square Foot Cost for Upper Floors = 28.76

Total Floor Area: 1,800 Base Cost New of Upper Floors = 51,768

Reproduction/Replacement Cost = 51,768
Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
Total Depreciated Cost = 49,697

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 2 = 52,679
Replacement Cost/Floor Area= 28.76 Est. TCV/Floor Area= 29.27

Total Estimated True Cash Value of Commercial/Industrial Buildings = 1,961,934

2026 Est. T.C.V. 009-026-012-00 = 0

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	0	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-026-013-00	2026 Est. T.C.V.	HARJU ROBERT W & VIRGINIA M
Property Class: 401		7690 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 26 T22N R8W BEG 690 FT W OF SE COR OF SE 1/4 OF SW 1/4 N 316 FT W 312 FT S
316 FT E 312 FT TO BEG. 2.2634 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	312.00	316.00	0.8948	0.9428	110	100		28,952
312 Actual Front Feet,	2.26	Total Acres			Total Est.	Land Value =		28,952

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.65	180	50	2,038
Total Estimated Land Improvements		True Cash Value =		2,038

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1971

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1344 SF Floor Area = 1344 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	960		
1 Story	Siding	Basement	384		
		Total:		169,588	110,233

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 50 Feet	1	3,344	2,174

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 576 19,077 12,400

Built-Ins

Appliance Allow.	1	1,897	1,233

Breezeways

Frame Wall	96	5,645	3,669

Totals: 205,122 133,330

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 163,996

2026 Est. T.C.V. 009-026-013-00 = 194,986

Est. TCV/Total Floor Area = 145.08

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
82,600	82,600	82,600	45,843	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	14,900	0	1,237	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
97,500	97,500	97,500	47,080	47,080	47,080	

009-026-014-00	2026 Est. T.C.V.	SMITH DOUGLAS A & MARCELLE A
Property Class: 401		7650 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 26 T22N R8W (4*1999) BEG 312 FT W OF SE COR OF SE 1/4 OF SW 1/4 TH N 622 FT,
W 156 FT, S 622 FT, E 156 FT TO POB. 2.2275A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	156.00	622.00	1.0641	1.1167	110	100		20,390
156 Actual Front Feet, 2.23 Total Acres							Total Est. Land Value =	20,390

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	33.84	40	50	677
Fencing: Wire Mesh, #9	3.78	776	50	1,466
D/W/P: Asphalt Paving	3.10	2800	0	0
D/W/P: 5in Ren. Conc.	8.93	529	0	0
D/W/P: 3.5 Concrete	6.58	2873	0	0
D/W/P: Brick on Sand	18.00	174	0	0
Pool: Concrete	85.77	648	50	27,789
Wood Frame	28.80	100	50	1,440
Pool Equipment	1,010.00	1	50	505

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements				True Cash Value = 36,877

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1974

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1452 SF Floor Area = 1452 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,452		
			Total:	220,617	143,402

Other Additions/Adjustments

Recreation Room	1000	18,970	12,330

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174

Porches

CCP (1 Story)	144	4,126	2,682

Deck

Treated Wood	192	3,882	2,523
w/Roof (Roof portion)	84	1,544	1,004

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	676	26,776	17,404
Common Wall: 1 Wall	1	-2,589	-1,683

Class: C Exterior: Pole (Unfinished)

Base Cost	864	21,548	14,006

Built-Ins

Appliance Allow.	1	2,713	1,763

Parcel Number: 009-026-014-00

Page: 2

Fireplaces

Direct-Vented Gas	1	2,963	1,926

Totals:	313,001	203,450

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	250,244

2026 Est. T.C.V. 009-026-014-00	=	307,511

Est. TCV/Total Floor Area = 211.78, Most recent sale 08/09/2018 for 184,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
133,800	133,800	133,800	111,311	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	20,000	0	3,005	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
153,800	153,800	153,800	114,316	114,316	114,316

009-026-015-00	2026 Est. T.C.V.	SAWMILLER JEREMY & HILARY
Property Class: 401		7600 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 26 T22N R8W E 312 FT OF SE 1/4 OF SW 1/4. 9.4545 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		9.46 Acres	5600	100				52,948
		9.46 Total Acres					Total Est. Land Value =	52,948

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	4000	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1971

(11) Heating System: Forced Hot Water

Ground Area = 1452 SF Floor Area = 1452 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,452		
			Total:	226,149	169,612

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
2 Fixture Bath	1	2,996	2,247

Water/Sewer

1000 Gal Septic	1	4,689	3,517
Water Well, 50 Feet	1	3,344	2,508

Porches

CCP (1 Story)	25	890	667

Deck

Treated Wood	438	6,671	5,003

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	676	26,776	20,082
Common Wall: 1 Wall	1	-2,589	-1,942
Door Opener	1	527	395

Class: C Exterior: Pole (Unfinished)

Base Cost	816	20,637	15,478

Built-Ins

Appliance Allow.	1	2,713	2,035

Fireplaces

Interior 1 Story	2	10,470	7,852

Totals: 304,695 228,520

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 281,080

2026 Est. T.C.V. 009-026-015-00 = 336,453

Est. TCV/Total Floor Area = 231.72, Most recent sale 08/14/2014 for 127,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-026-015-00

Page: 2

	145,100	145,100	145,100	87,029	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	23,100	0	0	2,349	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	168,200	168,200	168,200	89,378	89,378	89,378

009-026-016-00	2026 Est. T.C.V.	CLARK ANNA M
Property Class: 401		7668 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 26 T22N R8W BEG 468 FT W OF S 1/4 POST TH N 632 FT W 156 FT S 632 FT E 156 FT TO POB. 2.2634 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	156.00	632.00	1.0641	1.1212	110	100		20,472
156 Actual Front Feet, 2.26 Total Acres							Total Est. Land Value =	20,472

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	322	50	1,059
Total Estimated Land Improvements				1,059

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1975

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1200 SF Floor Area = 1200 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,200		
			Total:	187,080	121,604

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	528	22,551	14,658
Common Wall: 1 Wall	1	-2,589	-1,683

Built-Ins

Appliance Allow.	1	2,713	1,763

Totals: 222,206 144,435

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 177,655

2026 Est. T.C.V. 009-026-016-00 = 199,186

Est. TCV/Total Floor Area = 165.99, Most recent sale 12/08/2022 for 195,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
84,200	84,200	84,200	75,345	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	15,400	0	0	2,034	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
99,600	99,600	99,600	77,379	77,379	77,379	

009-026-017-00	2026 Est. T.C.V.	FEFFERS TRUDIE J
Property Class: 401		7670 W BLUE RD X150
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 26 T22N R8W 1.2534 A M/L
 W 312 FT OF E 624 FT OF SE 1/4 OF SW 1/4 EXC S 732 FT THEREOF AND EXC N 413 FT
 THEREOF.

04 SPLIT TO 026-017-40 TOGETHER WITH OLD HOUSE & BLDGS

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	162.00	312.00	1.0541	0.9398	110	100		17,653
162 Actual Front Feet,	1.16	Total Acres			Total Est.		Land Value =	17,653

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 2002

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1344 SF Floor Area = 1344 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,344		
			Total:	139,959	111,966

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	790

Water/Sewer

1000 Gal Septic	1	4,109	3,287
Water Well, 100 Feet	1	5,150	4,120

Deck

Pine w/Roof (Deck Portion)	144	2,457	1,966
Pine w/Roof (Roof portion)	144	2,066	1,653

Built-Ins

Appliance Allow.	1	1,607	1,286

Totals: 156,336 125,068

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 153,834

2026 Est. T.C.V. 009-026-017-00 = 171,487

Est. TCV/Total Floor Area = 127.59, Most recent sale 04/13/2004 for 36,394

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
72,900	72,900	72,900	39,218	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	12,800	0	0	1,058	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
85,700	85,700	85,700	40,276	40,276	40,276

009-026-017-40	2026 Est. T.C.V.	PEER DANIELLE
Property Class: 401		7670 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 26 T22N R8W 2.9581 A M/L
N 413 FT OF W 312 FT OF E 624 FT OF SE/4 OF SW/4.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	312.00	413.00	0.8948	1.0080	110	100		30,956
312 Actual Front Feet,	2.96	Total Acres			Total Est.	Land Value =		30,956

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	232	50	807
D/W/P: 3.5 Concrete	6.58	64	50	210
D/W/P: 4in Concrete	6.96	687	50	2,391
Wood Frame	22.54	560	25	3,155
Wood Frame	22.54	513	25	2,891
Total Estimated Land Improvements				9,454

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1978

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1680 SF Floor Area = 1680 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,680		
			Total:	249,896	162,432

Other Additions/Adjustments

Recreation Room	840	15,935	7,967

Exterior			
Stone Veneer	150	5,487	3,567

Plumbing			
Average Fixture(s)	1	1,422	924
3 Fixture Bath	2	8,956	5,821
Separate Shower	1	1,310	851

Water/Sewer			
1000 Gal Septic	1	4,689	3,048
Water Well, 100 Feet	1	5,734	3,727

Porches			
WCP (1 Story)	479	16,497	10,723

Built-Ins			
Appliance Allow.	1	2,713	1,763

Fireplaces			
Interior 1 Story	1	5,235	3,403

Deck			
w/Roof (Roof portion)	384	5,791	3,764

Garages			
Class: C Exterior: Pole (Unfinished)			
Base Cost	1344	31,786	20,661

Totals:	355,451	228,651

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 281,241

Parcel Number: 009-026-017-40

Page: 2

2026 Est. T.C.V. 009-026-017-40 = 321,651
 Est. TCV/Total Floor Area = 191.46, Most recent sale 11/04/2021 for 205,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
137,400	137,400	137,400	117,645	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	23,400	0	0	3,176	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
160,800	160,800	160,800	120,821	120,821	120,821

009-026-017-85
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ROSENBERRY DOUGLAS L
7674 W BLUE RD
LAKE CITY, MI 49651

SEC 26 T22N R8W (4*1999) BEG 312 FT W & 622 FT N OF SE COR OF SE 1/4 OF SW 1/4 TH N 110 FT, W 312 FT, S 100 FT, E 156 FT, S 10 FT, E 156 FT TO POB. .7521A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	100.00	312.00	1.1892	0.9398	110	100		12,293
100 Actual Front Feet, 0.72 Total Acres					Total Est.		Land Value =	12,293

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	17.88	448	50	4,005
Total Estimated Land Improvements True Cash Value =				4,005

Cost Est. for Res. Bldg:	1	Single Family	1S	Cls	D	Blt	1983

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1140 SF Floor Area = 1140 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,140		
			Total:	122,106	73,265

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Water/Sewer

1000 Gal Septic	1	4,109	2,465
Water Well, 50 Feet	1	3,344	2,006

Deck

Treated Wood	360	5,602	3,361
w/Roof (Roof portion)	156	2,215	1,329
w/Roof (Roof portion)	252	3,248	1,949
w/Roof (Roof portion)	210	2,831	1,699

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	960	24,672	14,803
No Concrete Floor	960	-5,242	-3,145

Built-Ins

Appliance Allow.	1	1,607	964

Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	210	842	598	*71% Good

Totals: 166,322 99,887

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 122,861

2026 Est. T.C.V. 009-026-017-85 = 139,159

Est. TCV/Total Floor Area = 122.07

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	60,000	60,000	60,000	31,608	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	9,600	0	0	853	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	69,600	69,600	69,600	32,461	32,461	32,461	

009-026-018-00	2026 Est. T.C.V.	PARKER TYRRELL J
Property Class: 401		7878 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 26 T22N R8W SW 1/4 OF SW 1/4. 40A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>80@\$3800		38.00	Acres		3800	100		144,400
Residentia ROW @ ZERO		2.00	Acres		0	100		0
		40.00	Total Acres				Total Est. Land Value =	144,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.60	504	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls D Blt 1938

(11) Heating System: No Heating/Cooling
 Ground Area = 1244 SF Floor Area = 2177 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Mich Bsmnt.	1,244		
			Total:	197,654	116,789

Other Additions/Adjustments

Porches

WGEP (1 Story)	224	14,470	7,958

Totals:	212,124	116,667

Notes: 5/18/15 INTERIOR STRIPPING TO STUDS IN PROGRESS. -TIM

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	143,500
40% Completed => Est. True Cash Value 2026 =	57,400

Cost Est. for Res. Bldg: 2 Mobile Home HUD Cls Low-10 Blt 1994

(11) Heating System: Wall Furnace
 Ground Area = 924 SF Floor Area = 924 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Metal	924		
			Total:	45,570	15,950

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	160	1,786	625

Plumbing

3 Fixture Bath	1	-2,285	-800

Totals:	45,071	15,775

Notes: HUD

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:	14,829
1% Completed => Est. True Cash Value 2026 =	148

Cost Est. for Res. Bldg: 3 Single Family 1S Cls CD Blt 1969

Parcel Number: 009-026-018-00

Page: 2

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1680 SF Floor Area = 1680 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,680		
Total:				185,743	111,446

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Water/Sewer

1000 Gal Septic	1	4,386	2,632
Water Well, 50 Feet	1	3,344	2,006

Porches

CGEP (1 Story)	240	13,260	7,956
CCP (1 Story)	168	4,351	2,611
WCP (1 Story)	160	6,554	3,932

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	720	25,121	15,073
Common Wall: 1 Wall	1	-2,421	-1,453
Door Opener	2	935	561

Built-Ins

Appliance Allow.	1	1,897	1,138

Totals:	244,355	146,613

Notes: RELOCATED IN 1998

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 180,334

Ag. Bld 1 1935, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost
 Height: 24 ft

Description	Rate	Size	Cost New
Base Cost	20.95	1750	36,663
Default Walls	6.94	1750	12,145

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/25/100/8.75	Depr. Cost =	4,271
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 =		3,972

Total Estimated True Cash Value of Agricultural Buildings	=	3,972

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1935
 Description of Occupancy: UNSOUND

Costs are taken from the Sheds - Arch-Rib (Quonset), Light Commercial cost schedules.
 <<<<< Calculator Cost Computations >>>>>

Class: S Quality: Low Cost
 Stories: 1 Story Height: 12 Perimeter: 0

Base Rate for Upper Floors = 24.69

Adjusted Square Foot Cost for Upper Floors = 24.69

Total Floor Area: 1,600	Base Cost New of Upper Floors =	39,504

Reproduction/Replacement Cost =	39,504

Eff.Age:45	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /1 /100/100/0.4	
Total Depreciated Cost =	138	

Weighting Factor (%): 1.00	Contribution to Total Building Cost =	1

Parcel Number: 009-026-018-00

Page: 3

ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 1
 Replacement Cost/Floor Area= 24.69 Est. TCV/Floor Area= 0.00

Total Estimated True Cash Value of Commercial/Industrial Buildings = 1

2026 Est. T.C.V. 009-026-018-00 = 388,155

Est. TCV/Total Floor Area = 80.92

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
174,800	174,800	174,800	99,176	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	19,300	0	0	2,677	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
194,100	194,100	194,100	101,853	101,853	101,853	

009-026-018-60	2026 Est. T.C.V.	BOULTER KELBY
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 26 T22N R8W N 300 FT OF W 600 FT OF NW 1/4 OF SW 1/4.1322A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	300.00	600.00	0.9036	1.1067	110	100		33,000
300 Actual Front Feet, 4.13 Total Acres							Total Est. Land Value =	33,000

2026 Est. T.C.V. 009-026-018-60 = 33,000

Est. TCV/Total Floor Area = 6.88, Most recent sale 12/31/2025 for 33,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
13,500	13,500	13,500	5,571	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,000	0	10,929	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,500	16,500	16,500	5,721	16,500	0	

009-026-018-65	2026 Est. T.C.V.	PARKER TYRRELL JAMES
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC26 T22N R8W NW1/4 OF SW1/4 EXC W 600 FT THOF 21 A M/L
12/2018 SPLIT FROM 026-018-70

12/2018 SPLIT FROM 026-017-70

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>800	\$3800	21.65 Acres			3800	100		82,274
		21.65 Total Acres					Total Est. Land Value =	82,274

2026 Est. T.C.V. 009-026-018-65 = 82,274

Est. TCV/Total Floor Area = 17.15, Most recent sale 01/09/2019 for 74,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
40,100	40,100	40,100	22,278	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	601	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,100	41,100	41,100	22,879	22,879	22,879	

009-026-018-70	2026 Est. T.C.V.	PARKER TYRRELL JAMES
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 26 T22N R8W W 600 FT OF NW 1/4 OF SW 1/4 EXC N 700 FT THOF. 8.5399 A
 COMBINE ON 12/26/2018 WITH 009-026-018-95
 FORMERLY SEC 26 T22N R8W W 600 FT OF NW 1/4 OF SW 1/4 EXC N 900 FT TH OF 5.785
 A
 SPLIT ON 12/20/2018 TO 009-026-018-65 FORMERLY PART OF SEC 26 T22N R8W NW 1/4
 OF SW 1/4 EXC N 900 FT OF W 600 FT THOF. 27.6033A.

SPLIT ON 12/20/2018 COMPLETED 12/20/2018 TIM ;
 PARENT PARCEL(S): 009-026-018-70;
 CHILD PARCEL(S): 009-026-018-65;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>80@\$3800		7.92 Acres	3800	100				30,115
Residentia ROW @ ZERO		0.46 Acres	0	100				0
		8.39 Total Acres					Total Est. Land Value =	30,115

2026 Est. T.C.V. 009-026-018-70	=	30,115
Est. TCV/Total Floor Area = 6.28, Most recent sale 06/10/2022 for 225,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
14,700 14,700 14,700 10,284 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 400 0 0 277 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
15,100 15,100 15,100 10,561 10,561 10,561		

009-026-018-90	2026 Est. T.C.V.	SCHRYER STEVEN JR
Property Class: 401		4661 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 26 T22N R8W BEG 500 FT S OF NW COR OF SW 1/4 TH S 200 FT E 600 FT N 100 FT W
400 FT N 100 FT W 200 FT TO POB. 1.8365 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	166.67	480.12	1.0466	1.0467	110	100		20,084
167 Actual Front Feet,	1.84	Total Acres			Total Est.	Land Value =		20,084

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	288	94	1,984
Total Estimated Land Improvements		True Cash Value =		1,984

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1997

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1616 SF Floor Area = 1616 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	576			*93% Good
1 Story	Siding	Crawl Space	1,040			
			Total:	186,292	157,472	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	948
3 Fixture Bath	1	3,721	2,977

Water/Sewer

1000 Gal Septic	1	4,386	3,509
Water Well, 100 Feet	1	5,415	4,332

Porches

WCP (1 Story)	160	6,554	5,243

Deck

Treated Wood	120	2,776	2,221

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	768	17,610	14,088
Door Opener	2	935	748

Built-Ins

Appliance Allow.	1	1,897	1,518

Totals: 230,771 193,056

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 237,459

2026 Est. T.C.V. 009-026-018-90 = 259,527

Est. TCV/Total Floor Area = 160.60, Most recent sale 07/27/2023 for 228,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
110,700	110,700	110,700	63,258	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	19,100	0	1,707	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
129,800	129,800	129,800	64,965	64,965	64,965

009-026-019-00	2026 Est. T.C.V.	LANGE DONALD A
Property Class: 401		4611 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 26 T22N R8W A PCL OF LAND BEG 400 FT S OF NW COR OF SW 1/4 OF SEC TH S 100 FT TH E 200 FT TH S 100 FT TH E 400 FT TH N 300 FT TH W 400 FT TH S 100 FT TH W 200 FT TO POB. 3.2139 A

&

SEC 26 T22N R8W BEG 300 FT S OF NW COR OF NW 1/4 OF SW 1/4 TH S 100 FT, E 200 FT, N 100 FT, W 200 FT TO POB. .4591A.

2012 COMINATION 009-026-018-68

2012 COMBINED 009-026-018-68 WITH 019-00

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

2012 COMBINED SITE 018-68

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	200.00	600.00	0.9036	1.1067	110	100		22,000
A 200' @ 110/FF	100.00	400.00	0.9036	1.0000	110	100	SURPLUS	9,940
300 Actual Front Feet, 3.67 Total Acres								
Total Est. Land Value =								31,940

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	3700	0	0
Wood Frame	26.22	96	50	1,258

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				6,008

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1977

(11) Heating System: Forced Heat & Cool

Ground Area = 1080 SF Floor Area = 1080 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,080		
			Total:	154,996	100,746

Other Additions/Adjustments

Recreation Room	1080	19,634	9,817

Plumbing

Average Fixture(s)	1	1,185	770
3 Fixture Bath	1	3,721	2,419

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 50 Feet	1	3,344	2,174

Porches

WCP (1 Story)	144	6,061	3,940
Foundation: Shallow	144	-1,071	-696

Deck

Treated Wood	128	2,912	1,893

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	576	14,314	9,304

Built-Ins

Appliance Allow.	1	1,897	1,233

Breezeways

Frame Wall	36	2,117	1,376

Totals: 213,496 135,827

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 167,067

2026 Est. T.C.V. 009-026-019-00 = 205,015

Est. TCV/Total Floor Area = 189.83, Most recent sale 10/31/2011 for 86,920

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
87,200	87,200	87,200	52,337	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	15,300	0	1,413	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
102,500	102,500	102,500	53,750	53,750	53,750	

009-026-020-10	2026 Est. T.C.V.	NEWELL NATHAN T & JAMIE T TRUST
Property Class: 401		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 26 T22N R8W PCL A OF SURVEY RECORDED IN LIBER S-1 PGS 479-482 INCL. 10.05 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.05 Acres	5600	100				56,280
		10.05 Total Acres					Total Est. Land Value =	56,280

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1972

(11) Heating System: Wall Furnace

Ground Area = 720 SF Floor Area = 720 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	720		
			Total:	39,762	13,917

Other Additions/Adjustments

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	1024	21,699	7,595

Totals:	61,461	21,512

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 20,221

Cost Est. for Res. Bldg: 2 Mobile Home HUD Cls Low Blt 1972

(11) Heating System: Wall Furnace

Ground Area = 280 SF Floor Area = 280 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	280		
			Total:	20,999	7,349

Other Additions/Adjustments

Totals:	20,999	7,349

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 6,908

2026 Est. T.C.V. 009-026-020-10 = 83,409

Est. TCV/Total Floor Area = 83.41, Most recent sale 10/19/2018 for 26,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
36,000	36,000	36,000	20,259	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	0	546	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,700	41,700	41,700	20,805	20,805	20,805	

009-026-020-20	2026 Est. T.C.V.	NEWELL NATHAN & JAMIE
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 26 T22N R8W PCL B OF SURVEY RECORDED IN LIBER S-1 PGS 479-482 INCL. 10.01
A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.01	Acres		5600	100		56,056
		10.01	Total Acres				Total Est. Land Value =	56,056

2026 Est. T.C.V. 009-026-020-20 = 56,056

Est. TCV/Total Floor Area = 56.06, Most recent sale 10/10/2014 for 22,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
25,000	25,000	25,000	11,366	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	306	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
28,000	28,000	28,000	11,672	11,672	11,672

009-026-020-30	2026 Est. T.C.V.	NEWELL NATHAN
Property Class: 401		7140 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 26 T22N R8W PCL C OF SURVEY RECORDED IN LIBER S-1 PGS 479-482 INCL. 10.01 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.01	Acres		5600	100		56,056
		10.01	Total Acres				Total Est. Land Value =	56,056

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	889	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 2003

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 960 SF Floor Area = 1200 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	960		
Total:				183,243	155,746

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	2,318

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

WCP (1 Story)	240	9,430	8,015

Deck

Treated Wood	192	3,882	3,300
w/Roof (Roof portion)	864	12,856	10,928

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	1	527	448
Base Cost	1280	30,272	25,731

Class: C Exterior: Pole (Unfinished)

Base Cost	1728	40,867	34,737

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals:	302,840	257,404

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 316,607

2026 Est. T.C.V. 009-026-020-30 = 375,088

Est. TCV/Total Floor Area = 312.57, Most recent sale 03/01/2003 for 23,500

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-026-020-30

Page: 2

	162,400	162,400	162,400	94,813	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	25,100	0	0	2,559	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	187,500	187,500	187,500	97,372	97,372	97,372

009-026-020-40	2026 Est. T.C.V.	NEWELL LYNN & EILEEN
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 26 T22N R8W PCL D OF SURVEY RECORDED IN LIBER S-1 PGS 479-482 INCL. 10.01 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.01	Acres		5600	100		56,056
		10.01	Total Acres				Total Est. Land Value =	56,056

2026 Est. T.C.V. 009-026-020-40 = 56,056

Est. TCV/Total Floor Area = 46.71, Most recent sale 10/22/2004 for 30,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
25,000	25,000	25,000	11,366	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,000	0	306	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,000	28,000	28,000	11,672	11,672	0	

009-026-020-50	2026 Est. T.C.V.	MOORE PATRICIA J
Property Class: 401		7200 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 26 T22N R8W PCL E OF SURVEY RECORDED IN LIBER S-2 PG65. 10.1A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.01	Acres		5600	100		56,056
		10.01	Total Acres				Total Est. Land Value =	56,056

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements				950
True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 2S Cls CD Blt 1979

(11) Heating System: Forced Air w/ Ducts

Ground Area = 987 SF Floor Area = 1974 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	987		
			Total:	222,797	138,134

Other Additions/Adjustments

Exterior

Brick Veneer	120	1,829	1,134

Plumbing

Average Fixture(s)	1	1,185	735
3 Fixture Bath	1	3,721	2,307

Water/Sewer

1000 Gal Septic	1	4,386	2,719
Water Well, 50 Feet	1	3,344	2,073

Porches

WCP (1 Story)	572	17,503	10,852

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	19,077	11,828

Class: D Exterior: Pole (Unfinished)

Base Cost	1344	25,160	15,599

Built-Ins

Appliance Allow.	1	1,897	1,176

Fireplaces

Exterior 2 Story	1	6,914	4,287

Totals:	307,813	190,844

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 234,738

2026 Est. T.C.V. 009-026-020-50	=	291,744

Est. TCV/Total Floor Area = 147.79

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
125,600	125,600	125,600	72,875	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	20,300	0	1,967	0	

Parcel Number: 009-026-020-50

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
145,900	145,900	145,900	74,842	74,842	74,842

009-026-020-60	2026 Est. T.C.V.	MOORE PATRICIA J
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 26 T22N R8W PCL F OF SURVEY RECORDED IN LIBER S-2 PG65. 4.5A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	594.00	0.8823	1.1039	110	100		35,356
330 Actual Front Feet, 4.50 Total Acres							Total Est. Land Value =	35,356

2026 Est. T.C.V. 009-026-020-60 = 35,356

Est. TCV/Total Floor Area = 17.91

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
14,500	14,500	14,500	4,912	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,200	0	132	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,700	17,700	17,700	5,044	5,044	5,044	

009-026-020-70
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

LANGWORTHY DOUGLAS K JR & JANA L
7110 W BLUE RD
LAKE CITY, MI 49651

SEC 26 T22N R8W PCL G OF SURVEY RECORDED IN LIBER S-1 PGS 479-482 INCL. THAT PART OF THE EAST½ OF THE SOUTHEAST¼ OF SECTION 26, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST¼ CORNER OF SAID SECTION 26; THENCE S00°00'54"W, ALONG THE EAST LINE OF SAID SECTION 26, 1317.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S00°00'54"W ALONG THE EAST LINE, 660.50 FEET; THENCE S89°57'49"W, 660.00 FEET; THENCE N00°02'11"W, 660.50 FEET; THENCE N89°57'49"E, 660.59 FEET TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO A HEREINAFTER DESCRIBED EASEMENT FOR ACCESS AND UTILITIES. 10.01 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.01 Acres			5600	100		56,056
		10.01 Total Acres					Total Est. Land Value =	56,056

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	450	0	0
Wood Frame	23.72	288	0	0
Wood Frame	27.63	128	25	884
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,834

Cost Est. for Res. Bldg: 1 Single Family 1+S Cls C 10 Blt 1996

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1632 SF Floor Area = 1806 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,632		
1 Story	Siding	Overhang	174		
Total:				282,888	212,162

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358
2 Fixture Bath	1	2,996	2,247
Separate Shower	1	1,310	982

Water/Sewer

1000 Gal Septic	1	4,689	3,517
Water Well, 100 Feet	1	5,734	4,300

Porches

CCP (1 Story)	72	2,208	1,656

Deck

Treated Wood	192	3,882	2,911
Treated Wood	240	4,500	3,375

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	728	28,188	21,141
Door Opener	2	1,054	790

Built-Ins

Appliance Allow.	1	2,713	2,035

Parcel Number: 009-026-020-70

Page: 2

Fireplaces

Exterior 1 Story	1	6,387	4,790

Totals:	352,449	264,330

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 325,126

2026 Est. T.C.V. 009-026-020-70 = 383,016

Est. TCV/Total Floor Area = 212.08, Most recent sale 10/22/2020 for 210,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
164,800	164,800	164,800	126,575	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	26,700	0	3,417	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
191,500	191,500	191,500	129,992	129,992	129,992

009-026-020-80	2026 Est. T.C.V.	DELBELLO FLOYD L & JAN M
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 26 T22N R8W PCL H OF SURVEY RECORDED IN LIBER S-2 PG65. 4.5A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	594.00	0.8823	1.1039	110	100		35,356
330 Actual Front Feet,	4.50	Total Acres			Total Est.		Land Value =	35,356

2026 Est. T.C.V. 009-026-020-80 = 35,356

Est. TCV/Total Floor Area = 19.58

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
14,500	14,500	14,500	4,912	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,200	0	132	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
17,700	17,700	17,700	5,044	5,044	5,044

009-026-020-90	2026 Est. T.C.V.	DELBELLO FLOYD L
Property Class: 401		7100 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 26 T22N R8W PCL I OF SURVEY RECORDED IN LIBER S-1 PGS 479-482 INCL. 4.35
A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	574.20	0.8823	1.0946	110	100		35,058
330 Actual Front Feet, 4.35 Total Acres							Total Est. Land Value =	35,058

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	320	50	1,053
Wood Frame	25.46	180	50	2,291
Total Estimated Land Improvements				True Cash Value = 3,344

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1985

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1380 SF Floor Area = 1380 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,380		
			Total:	200,682	140,486

Other Additions/Adjustments

Recreation Room	400	7,588	3,794

Plumbing

Average Fixture(s)	1	1,422	995
2 Fixture Bath	1	2,996	2,097

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 100 Feet	1	5,734	4,014

Deck

Treated Wood	528	7,545	5,281
Treated Wood	48	1,667	1,167

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	16,737
Common Wall: 1 Wall	1	-2,589	-1,812
Door Opener	1	527	369

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Exterior 1 Story	1	6,387	4,471

Totals: 263,271 182,780

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 224,819

2026 Est. T.C.V. 009-026-020-90 = 263,221

Est. TCV/Total Floor Area = 190.74

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
112,000	112,000	112,000	65,337	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	19,600	0	1,764	0	

Parcel Number: 009-026-020-90Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
131,600	131,600	131,600	67,101	67,101	67,101

009-026-020-95
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

TRAVELBEE JOYCE M & BALDWIN LOIS E
7026 W BLUE RD
LAKE CITY, MI 49651

. SEC 26 T22N R8W PCL J OF SURVEY RECORDED IN LIBER S-1 PGS 479-482 INCL.
MISSAUKEE COUNT RECORD (BEING A PART OF THE EAST 1/2 OF THE SE 1/4 SUBJECT TO
EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD IF ANY 4.35 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	574.20	0.8823	1.0946	110	100		35,058
330 Actual Front Feet, 4.35 Total Acres					Total Est.		Land Value =	35,058

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1978

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1392 SF Floor Area = 1392 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,392		
			Total:	212,888	138,377

Other Additions/Adjustments

Exterior			
Brick Veneer	136	2,252	1,464

Plumbing			
Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Water/Sewer			
1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174

Deck			
Treated Wood	340	5,654	3,675
w/Roof (Roof portion)	240	3,828	2,488

Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	440	19,950	12,967
Common Wall: 1 Wall	1	-2,589	-1,683
Class: C Exterior: Pole (Unfinished)			
Base Cost	960	23,434	15,232

Built-Ins			
Appliance Allow.	1	2,713	1,763

Totals:	280,581	182,376

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 224,322

2026	Est. T.C.V.	009-026-020-95		=	260,330
	Est. TCV/Total Floor Area	= 187.02,	Most recent sale 11/18/2006 for 1		
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM
	110,500	110,500	110,500	65,848	2.70
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment
					Losses

Parcel Number: 009-026-020-95

Page: 2

0	19,700	0	0	1,777	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
130,200	130,200	130,200	67,625	67,625	67,625

009-026-021-00	2026 Est. T.C.V.	MICH STATE HWY COMM
Property Class: 402		M-55
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 26 T22N R8W THAT PART OF E 1/2 OF SE 1/4 S OF A LINE 75 FT N OF BEG 1.07 FT S 52' 56" W & 225.18 FT S 89 DEG 7' 4" E OF SE COR TH ON A CURVE OF 17188.734 FT RADIUS SW'LY & TO THE LEFT THE CHORD BEARING S 85 DEG 47' 11.5" W A DISTANCE OF 3053.39 FT, TH ALG THE CURVE 3057.41 FT TO PT OF ENDING ALSO COMM 1.07 FT S 52' 56" W & 225.18 FT S 89 DEG 7' 4" E OF SE COR TH ALONG ABOVE DESC. CURVE 1082.41 FT, TH N 02 DEG 43' 33"W 75 FT TO POB, TH N 02 DEG 43'33"W 40 FT, TH ON A CURVE OF 17303.734 FT RADIUS SW'LY & TO LEFT THE CHORD BEARING S 87 DEG 11'27"W 50.33 FT, TH S 02 DEG 53'33"E 40 FT, TH ON A CURVE OF RADIUS 17263.734 FT NE'LY & TO THE RIGHT THE CHORD BEARING 87 DEG 11'27"E 50.22 FT TO POB. 1.76A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 - 2.99@	\$9000	1.76	Acres	9000	100			15,840
		1.76	Total Acres				Total Est. Land Value =	15,840

2026 Est. T.C.V.	009-026-021-00	=	0
Est. TCV/Total Floor Area	=	0.00	
2025 Assessed	MBOR	S.E.V.	Base for Cap
0	0	0	0
			IRM
			2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped
0	0	0	0
			->Taxable<-
			PRE/MBT
			0

009-026-022-00	2026 Est. T.C.V.	VANDRIE BUILDING COMPANY INC
Property Class: 102		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 26 T22N R8W (15*TRACT*2003) W 1/2 OF SE 1/4 EXC S 400 FT OF W 300 FT THOF.
77.2452A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU SURPLUS	2600/		77.25 Acres		2600	100		200,850
			77.25 Total Acres				Total Est. Land Value =	200,850

2026 Est. T.C.V. 009-026-022-00 = 200,850

Est. TCV/Total Floor Area = 144.29

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
88,800	88,800	88,800	74,977	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	11,600	0	0	2,024	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
100,400	100,400	100,400	77,001	77,001	77,001	

009-026-022-95	2026 Est. T.C.V.	WINKLE TRAVIS G & KRISTA M TRUST
Property Class: 401		7490 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 26 T22N R8W (0*2003) S 400 FT OF W 300 FT OF W 1/2 OF SE 1/4.2.7548A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	300.00	400.00	0.9036	1.0000	110	100		29,819
300 Actual Front Feet, 2.75 Total Acres								29,819
Total Est. Land Value =								29,819

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	15.58	887	0	0
D/W/P: 4in Concrete	6.96	139	0	0
D/W/P: 4in Ren. Conc.	8.17	3849	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				10,000

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 10 Blt 2003

(11) Heating System: Forced Heat & Cool

Ground Area = 2181 SF Floor Area = 3067 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	432		
1.75 Story	Siding	Basement	1,160		
1 Story	Siding	Basement	589		
1 Story	Siding	Overhang	16		
Total:				434,496	369,311

Other Additions/Adjustments

Recreation Room	1200	22,764	19,349

Exterior

Stone Veneer	60	2,195	1,866

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	2	8,956	7,613

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

CCP (1 Story)	80	2,428	2,064
CCP (1 Story)	26	921	783

Deck

Treated Wood	475	7,040	5,984

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	579	23,994	20,395
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	1	527	448

Class: C Exterior: Pole (Unfinished)

Base Cost	1200	28,380	24,123

Class: C Exterior: Pole (Unfinished)

Base Cost	2240	52,976	45,030

Built-Ins

Parcel Number: 009-026-022-95

Page: 2

Appliance Allow.	1	2,713	2,306

Totals:	596,646	507,140

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	623,782

2026 Est. T.C.V. 009-026-022-95	=	663,601

Est. TCV/Total Floor Area = 216.37

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
283,900	283,900	283,900	219,285	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	47,900	0	5,920	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
331,800	331,800	331,800	225,205	225,205	225,205

009-027-001-00 2026 Est. T.C.V. MORRIS FLOYD M JR & KACI L
 Property Class: 401 8455 W LOTAN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 27 T22N R8W (0*1999) BEG N 89 DEG 51'08"W 2298.26 FT FROM NE COR OF NE 1/4
 TH S 0 DEG 18'30"E 1309.16FT, N 89 DEG 57'59"W 332.66 FT, N 0 DEG 18'30"W
 1309.82 FT, S 89 DEG 51'08"E 332.66 FT TO POB. 10A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	332.70	1309.00	1.0000	0.0000	110	100*		0
Residentia 8 - 17 @\$5600		10.00 Acres			5600	100		56,000
* denotes lines that do not contribute to the total acreage calculation.								
333 Actual Front Feet, 10.00 Total Acres Total Est. Land Value =								56,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1318	0	0
D/W/P: 3.5 Concrete	6.58	428	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2009

(11) Heating System: Forced Heat & Cool
 Ground Area = 2302 SF Floor Area = 2302 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/90/100/79.2
 Functional Depreciation because of: HANDICAP ADAPTED

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	942		
1 Story	Siding	Basement	1,360		
			Total:	324,165	256,739

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,126
3 Fixture Bath	1	4,478	3,547
2 Fixture Bath	1	2,996	2,373

Water/Sewer

1000 Gal Septic	1	4,689	3,714
Water Well, 100 Feet	1	5,734	4,541

Porches

CCP (1 Story)	278	7,284	5,769
WPP	334	5,965	4,724

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Common Wall: 1.5 Wall	1	-3,883	-3,075
Door Opener	2	1,054	835
Base Cost	1088	46,142	36,544

Built-Ins

Appliance Allow.	1	2,713	2,149

Totals: 402,759 318,986

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 392,353

2026 Est. T.C.V. 009-027-001-00 = 450,778
 Est. TCV/Total Floor Area = 195.82, Most recent sale 05/15/2009 for 29,500

Parcel Number: 009-027-001-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	192,900	192,900	192,900	110,243	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	32,500	0	0	2,976	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	225,400	225,400	225,400	113,219	113,219	113,219

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009-027-001-06
Property Class: 401
Map #:
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2026 Est. T.C.V.

LAKE TOWNSHIP

REDMAN ROBERT & SHAWN
8373 W LOTAN RD
Lake City, MI 49651

SEC 27 T22N R8W (0*1999) BEG N 89 DEG 51'08"W 1965.43 FT FROM NE COR OF NE 1/4
TH S 0 DEG 18'30"E 1308.5 FT, N 89 DEG 57'59"W 332.82 FT, N 0 DEG 18'30"W
1309.16 FT, S 89 DEG 51'08"E 332.83 FT TO POB. 10A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17	@\$5600	10.00	Acres	5600	100			56,000
		10.00	Total Acres		Total Est.		Land Value =	56,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	4900	50	7,595
D/W/P: 4in Concrete	6.96	1151	50	4,005
Total Estimated Land Improvements True Cash Value =				11,600

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2005

(11) Heating System: Forced Heat & Cool
Ground Area = 1696 SF Floor Area = 1696 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,696		
			Total:	258,397	211,886

Other Additions/Adjustments

Basement, Outside Entrance, Above Grade	1	1,980	1,624

Plumbing

Average Fixture(s)	1	1,422	1,166
3 Fixture Bath	1	4,478	3,672
2 Fixture Bath	1	2,996	2,457

Water/Sewer

1000 Gal Septic	1	4,689	3,845
Water Well, 100 Feet	1	5,734	4,702

Porches

CCP (1 Story)	84	2,536	2,080
WPP	350	6,248	5,123

Deck

Treated Wood	288	5,069	4,157

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	864	31,804	26,079
Common Wall: 1 Wall	1	-2,589	-2,123
Door Opener	2	1,054	864

Class: C Exterior: Pole (Unfinished)

Base Cost	1600	37,840	31,029

Built-Ins

Appliance Allow.	1	2,713	2,225

Totals:	364,371	298,786

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 367,507

2026 Est. T.C.V. 009-027-001-06 = 435,107
 Est. TCv/Total Floor Area = 256.55, Most recent sale 07/13/2023 for 360,000

Parcel Number: 009-027-001-06

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2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	188,100	188,100	188,100	109,084	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	29,500	0	0	2,945	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	217,600	217,600	217,600	112,029	112,029	112,029

009-027-001-12	2026 Est. T.C.V.	GILLow JOSH
Property Class: 401		8321 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W (0*1999) BEG N 89 DEG 51'08"W 1632.43 FT FROM NE COR OF NE 1/4
TH S 0 DEG 18'30"E 1307.83FT, N 89 DEG 57'59"W 332.99 FT, N 0 DEG 18'30"W 1308.5
FT, S 89 DEG 51'08"E 333 FT TO POB. 10A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17	@\$5600	10.00	Acres	5600	100			56,000
		10.00	Total Acres		Total Est.		Land Value =	56,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	120	50	395
D/W/P: 4in Ren. Conc.	8.17	1197	50	4,889
Total Estimated Land Improvements True Cash Value =				5,284

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls	C	Blt	2022

(11) Heating System: Forced Heat & Cool
Ground Area = 1860 SF Floor Area = 1860 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,860		
			Total:	279,938	271,539

Other Additions/Adjustments

Basement, Outside Entrance, Above Grade	1	1,980	1,921

Plumbing

Average Fixture(s)	1	1,422	1,379
3 Fixture Bath	2	8,956	8,687

Water/Sewer

2000 Gal Septic	1	9,318	9,038
Water Well, 100 Feet	1	5,734	5,562

Porches

CCP (1 Story)	120	3,497	3,392

Deck

Treated Wood	384	6,121	5,937

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Common Wall: 2 Wall	1	-5,177	-5,022
Door Opener	3	1,581	1,534
Base Cost	1349	46,986	45,576
	Totals:	360,356	349,543

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 429,938

2026 Est. T.C.V. 009-027-001-12 = 491,222

Est. TCV/Total Floor Area = 264.10, Most recent sale 08/24/2018 for 24,900

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	210,800	210,800	210,800	180,218	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	34,800	0	0	4,865	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	245,600	245,600	245,600	185,083	185,083	185,083	

009-027-001-18	2026 Est. T.C.V.	TEED PATRICK A & NANCY A
Property Class: 401		8277 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W (0*1999) BEG N 89 DEG 51'08"W 1299.26 FT FROM NE COR OF NE 1/4
TH S 0 DEG 18'30"E 1307.17FT, N 89 DEG 57'59"W 333.16 FT, N 0 DEG 18'30"W
1307.83 FT, S 89 DEG 51'08"E 333.17 FT TO POB. 10A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.00	Acres		5600	100		56,000
		10.00	Total Acres				Total Est. Land Value =	56,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	600	0	0
Wood Frame	21.91	200	50	2,191
Wood Frame	34.86	24	50	418
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				4,984

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1999

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1560 SF Floor Area = 1560 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,560		
			Total:	180,544	144,436

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	948
3 Fixture Bath	1	3,721	2,977

Water/Sewer

1000 Gal Septic	1	4,386	3,509
Water Well, 100 Feet	1	5,415	4,332

Deck

Treated Wood	72	2,016	1,613
Treated Wood	140	3,090	2,472

Built-Ins

Appliance Allow.	1	1,897	1,518

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	1200	25,428	20,342

Totals: 227,682 182,147

Notes: 1999 SKYLINE MHD

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 180,326

2026 Est. T.C.V. 009-027-001-18 = 241,310

Est. TCV/Total Floor Area = 154.69, Most recent sale 07/27/2018 for 130,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
97,300	97,300	97,300	55,806	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	23,400	0	0	1,506	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
120,700	120,700	120,700	57,312	57,312	57,312	

009-027-001-24	2026 Est. T.C.V.	PETTIT AMBER
Property Class: 402		8213 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W (0*1999) BEG N 89 DEG 51'08"W 965.93 FT FROM NE COR OF NE 1/4 TH
 S 0 DEG 18'30"E 1306.5 FT, N 89 DEG 57'59"W 333.33 FT, N 0 DEG 18'30"W 1307.17
 FT, S 89 DEG 51'08"E 333.33 FT TO POB. 10A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17	@\$5600	10.00	Acres	5600	100			56,000
		10.00	Total Acres				Total Est. Land Value =	56,000

2026 Est. T.C.V. 009-027-001-24 = 56,000

Est. TCV/Total Floor Area = 35.90, Most recent sale 06/06/2024 for 62,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
25,000	25,000	25,000	25,000	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	0	675	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,000	28,000	28,000	25,675	25,675	0	

009-027-001-30	2026 Est. T.C.V.	KAMRATH RODNEY ROSWELL TRUST
Property Class: 401		8131 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W (0*1999) BEG N 89 DEG 51'08"W 632.43 FT FROM NE COR OF NE 1/4 TH
 S 0 DEG 18'30"E 1305.84FT N 89 DEG 57'59"W 333.5 FT, N 0 DEG 18'30"W 1306.5 FT,
 S 89 DEG 51'08"E 333.5 FT TO POB. 10A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.00	Acres		5600	100		56,000
		10.00	Total Acres				Total Est. Land Value =	56,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	960	50	3,518
				Total Estimated Land Improvements True Cash Value = 3,518

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 2003

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1620 SF Floor Area = 1620 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,620		
			Total:	186,678	158,677

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	1,007
3 Fixture Bath	1	3,721	3,163

Water/Sewer

1000 Gal Septic	1	4,386	3,728
Water Well, 100 Feet	1	5,415	4,603

Porches

WCP (1 Story)	192	7,428	6,314
WPP	567	8,851	7,523

Deck

Treated Wood	420	6,346	5,394

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	780	26,536	22,556
Common Wall: 1 Wall	1	-2,421	-2,058
Door Opener	1	468	398

Class: CD Exterior: Pole (Unfinished)

Base Cost	2112	44,753	38,040

Built-Ins

Appliance Allow.	1	1,897	1,612

Totals: 295,243 250,957

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 308,677

2026 Est. T.C.V. 009-027-001-30 = 368,195

Est. TCV/Total Floor Area = 227.28, Most recent sale 09/29/2008 for 172,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
159,900	159,900	159,900	66,772	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	24,200	0	1,802	0

Parcel Number: 009-027-001-30

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
184,100	184,100	184,100	68,574	68,574	68,574

009-027-001-36 2026 Est. T.C.V. FRIAR SHANE M
 Property Class: 401 4028 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC27T22NR8W Beginning at NE CORNER OF NE 1/4 THENCE South 0° 18' 30" East, a distance of 250.00 Feet; THENCE North 89° 1' 8" West, a distance of 237.43 Feet;
 THENCE North 0° 18' 30" West, a distance of 250.00 Feet; THENCE South 89° 1' 8" East, a distance of 237.43 Feet to point of beginning; 1.36 acres OF land, more or less.
 SPLIT ON 06/05/2012 INTO 009-027-001-37, 009-027-001-38;
 FORMERLY SEC 27 T22N R8W (0*1999) BEG AT NE COR OF NE 1/4 TH S 0 DEG 18' 30"E 250 FT, N 89 DEG 51'08"W 632.43 FT, N 0 DEG 18'30"W 250 FT, S 89 DEG 51'08" E 632.43 FT TO POB. 3.63A.

SPLIT/COMB. ON 06/05/2012 COMPLETED 06/05/2012 TIM LAND DIVISION ;
 PARENT PARCEL(S): 009-027-001-36;
 CHILD PARCEL(S): 009-027-001-37, 009-027-001-38;

6/5/12 PROCESSED SURPLUS VACANT LAND SPLIT FROM HOUSE PARCEL REQUEST FOR 2013 ASSESSMENT ROLL. THE ALLOCATION OF THE PRIOR YEAR'S TAXABLE VALUE IS BASED ON THE RATIO OF THE PRIOR YEAR'S TRUE CASH VALUE OF THE CHILD PARCELS TO THE PRIOR YEAR'S TRUE CASH VALUE OF THE ENTIRE PARENT PARCEL.

PARENT 001-36 IS 632.43 FT ALONG LOTAN RD SPLIT INTO 3 PARCELS: PARENT PIN NOT RETIRED 237.43' X 250'; & CHILD PINS = 001-37 220'X 250' & 001-38 175" X250'. THE YEAR 2012 ESTIMATED TCV OF THE LAND IS BASED ON \$50 / FF ON DICKERSON RD WITHOUT REGARD TO DEPTH. BECAUSE THE DEPTH WAS NOT CONSIDERED IN THE 2012 AV, THERE WOULD BE NO EQ LOSS AND NO TAXABLE VALUE ALLOCATED AS EQ NEW TO THE CHILD PARCELS UNLESS A DIFFERET METHOD OF VALUNING THE LAND IS CONSIDERED. A PER ACRE RATE WILL BE USED IN THE TO ALLOCATE TV TO THE CHILD PARELS. PER ACRE RATE IS \$12,500 TCV LAND / 3.62 A = \$3453 / ACRE.

FOR 2013 ALLOCATED REDUCTION OF TV TO THE PARENT IS CALCULATED AS \$60,200 X (\$7804 TCV TO CHILDREN) / \$120,418 TCV PARENT = \$3,900 TV REDUCTION

FOR 2013 ALLOCATED EQ NEW 2.26 ACRES \$7803 & AND TV CHILDREN \$3900 =
 1.26 A = \$4351 EQ NEW & \$2175 TV ALLOCATED
 1 A = \$3453 EQ NEW & \$1725

PARENT REMAINDER CV = (60,200 -\$3,900 TV ALLOCATED) X CPI.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	250.00	237.43	0.9457	0.8777	110	100		22,828
250 Actual Front Feet, 1.36 Total Acres							Total Est. Land Value =	22,828

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	420	50	1,715

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/WOOF/6SL	29.00	18	50	261

Total Estimated Land Improvements True Cash Value = 2,926

Cost Est. for Res. Bldg: 1 Duplex 1S Cls C Blt 1999
 Exterior Units: 2 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
 Ground Area = 1462 SF Floor Area = 1462 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Parcel Number: 009-027-001-36

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Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,132		
1 Story	Siding	Slab	330		
			Total:	363,090	145,235
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			2	2,845	2,276
3 Fixture Bath			1	4,478	3,582
Water/Sewer					
1000 Gal Septic			2	9,378	7,502
Water Well, 100 Feet			2	11,468	9,174
Deck					
Treated Wood			108	2,618	2,094
Treated Wood			80	2,182	1,746
Built-Ins					
Appliance Allow.			2	5,426	4,341
			Totals:	439,880	351,900

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 348,381

2026 Est. T.C.V. 009-027-001-36					=	374,135
Est. TCV/Total Floor Area = 127.95, Most recent sale 11/05/2021 for 220,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
130,200	130,200	130,200	125,137	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
4,400	52,500	0	4,400	3,378		0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
187,100	187,100	187,100	132,915	132,915		66,458

009-027-001-37 2026 Est. T.C.V. SLEIGHT NICKOLAS S
 Property Class: 401 8075 W LOTAN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

BEG N 89° 51' 08" W 237.43 FEET FROM NE COR SEC27 T22N R8W THENCE South 0° 18' 30" East, a distance of 250.00 Feet; THENCE North 89° 51' 8" West, a distance of 220.00 Feet; THENCE North 0° 18' 30" West, a distance of 250.00 Feet; THENCE South 89° 51' 8" East, a distance of 220.00 Feet to point of beginning; Said tract containing 1.26 acres M/L

SPLIT/COMBINED ON 06/05/2012 FROM 009-027-001-36;
 PARENT 009-027-001-36 SEC 27 T22N R8W (0*1999) BEG AT NE COR OF NE 1/4 TH S 0 DEG 18' 30"E 250 FT, N 89 DEG 51'08"W 632.43 FT, N 0 DEG 18'30"W 250 FT, S 89 DEG 51'08" E 632.43 FT TO POB. 3.63A.

Split/Comb. on 06/05/2012 completed 06/05/2012 TIM LAND DIVISION ;
 Parent Parcel(s): 009-027-001-36;
 Child Parcel(s): 009-027-001-37, 009-027-001-38;

 6/5/12 PROCESSED SURPLUS VACANT LAND SPLIT FROM HOUSE PARCEL REQUEST FOR 2013 ASSESSMENT ROLL. THE ALLOCATION OF THE PRIOR YEAR'S TAXABLE VALUE IS BASED ON THE RATIO OF THE PRIOR YEAR'S TRUE CASH VALUE OF THE CHILD PARCELS TO THE PRIOR YEAR'S TRUE CASH VALUE OF THE ENTIRE PARENT PARCEL.

PARENT 001-36 IS 632.43 FT ALONG LOTAN RD SPLIT INTO 3 PARCELS: PARENT PIN NOT RETIRED 237.43' X 250'; & CHILD PINS = 001-37 220'X 250' & 001-38 175" X250'. THE YEAR 2012 ESTIMATED TCV OF THE LAND IS BASED ON \$50 / FF ON DICKERSON RD WITHOUT REGARD TO DEPTH. BECAUSE THE DEPTH WAS NOT CONSIDERED IN THE 2012 AV, THERE WOULD BE NO EQ LOSS AND NO TAXABLE VALUE ALLOCATED AS EQ NEW TO THE CHILD PARCELS UNLESS A DIFFERET METHOD OF VALUNING THE LAND IS CONSIDERED. A PER ACRE RATE WILL BE USED IN THE TO ALLOCATE TV TO THE CHILD PARELS. PER ACRE RATE IS \$12,500 TCV LAND / 3.62 A = \$3453 / ACRE.

FOR 2013 ALLOCATED REDUCTION OF TV TO THE PARENT IS CALCULATED AS \$60,200 X (\$7804 TCV TO CHILDREN) / \$120,418 TCV PARENT = \$3,900 TV REDUCTION

FOR 2013 ALLOCATED EQ NEW 2.26 ACRES \$7803 & AND TV CHILDREN \$3900 =
 1.26 A = \$4351 EQ NEW & \$2175 TV ALLOCATED
 1 A = \$3453 EQ NEW & \$1726

PARENT REMAINDER CV = (60,200 -\$3,900 TV ALLOCATED) X CPI.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	220.00	250.00	0.9765	0.8891	110	100		21,011
220 Actual Front Feet, 1.26 Total Acres							Total Est. Land Value =	21,011

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.46	180	97	4,446
Total Estimated Land Improvements				True Cash Value = 4,446

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C 5 Blt 1999

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1512 SF Floor Area = 1512 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,512		
			Total:	178,690	146,529

Other Additions/Adjustments

Plumbing

Parcel Number: 009-027-001-37

Page: 2

Average Fixture(s)	1	1,422	1,166
3 Fixture Bath	1	4,478	3,672
Water/Sewer			
1000 Gal Septic	1	4,689	3,845
Water Well, 100 Feet	1	5,734	4,702
Built-Ins			
Appliance Allow.	1	2,713	2,225
Deck			
Treated Wood	9	403	330
Treated Wood	9	403	330
Totals:		198,532	162,799

Notes: 1999 MANUFACTURED HOME SIZE 34X12 POA 2025-10616

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 161,171

2026 Est. T.C.V. 009-027-001-37						=	186,628
Est. TCV/Total Floor Area = 123.43, Most recent sale 03/11/2024 for 179,900							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
93,000	93,000	93,000	93,000	2.70			
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	300	0	300	0			
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
93,300	93,300	93,300	95,511	93,300	93,300		

009-027-001-38 2026 Est. T.C.V. SLACK SAMUEL & WILLIAMS MEGAN
 Property Class: 402 8097 W LOTAN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 27 T22N R8W BEG AT N89° 51' 8" W 457.43 THEN FROM NE COR SEC 27
 THENCE SOUTH 0° 18' 30" EAST, A DISTANCE OF 250.00 FEET; THENCE NORTH 89° 51' 8"
 WEST, A DISTANCE OF 175.00 FEET; THENCE NORTH 0° 18' 30" WEST, A DISTANCE OF
 250.00 FEET; THENCE SOUTH 89° 51' 8" EAST, A DISTANCE OF 175.00 FEET TO POINT OF
 BEGINNING; SAID TRACT CONTAINING 1.00 ACRES M/L

SPLIT/COMBINED ON 06/05/2012 FROM 009-027-001-36;
 PARENT FORMERLY AS SEC 27 T22N R8W (0*1999) BEG AT NE COR OF NE 1/4 TH S 0 DEG
 18' 30"E 250 FT, N 89 DEG 51'08"W 632.43 FT, N 0 DEG 18'30"W 250 FT, S 89 DEG
 51'08" E 632.43 FT TO POB. 3.63A.

Split/Comb. on 06/05/2012 completed 06/05/2012 TIM LAND DIVISION ;
 Parent Parcel(s): 009-027-001-36;
 Child Parcel(s): 009-027-001-37, 009-027-001-38;

 6/5/12 PROCESSED SURPLUS VACANT LAND SPLIT FROM HOUSE PARCEL REQUEST FOR 2013
 ASSESSMENT ROLL. THE ALLOCATION OF THE PRIOR YEAR'S TAXABLE VALUE IS BASED ON
 THE RATIO OF THE PRIOR YEAR'S TRUE CASH VALUE OF THE CHILD PARCELS TO THE PRIOR
 YEAR'S TRUE CASH VALUE OF THE ENTIRE PARENT PARCEL.

PARENT 001-36 IS 632.43 FT ALONG LOTAN RD SPLIT INTO 3 PARCELS: PARENT PIN NOT
 RETIRED 237.43' X 250'; & CHILD PINS = 001-37 220'X 250' & 001-38 175" X250'.
 THE YEAR 2012 ESTIMATED TCV OF THE LAND IS BASED ON \$50 / FF ON DICKERSON RD
 WITHOUT REGARD TO DEPTH. BECAUSE THE DEPTH WAS NOT CONSIDERED IN THE 2012 AV,
 THERE WOULD BE NO EQ LOSS AND NO TAXABLE VALUE ALLOCATED AS EQ NEW TO THE CHILD
 PARCELS UNLESS A DIFFERET METHOD OF VALUNING THE LAND IS CONSIDERED. A PER
 ACRE RATE WILL BE USED IN THE TO ALLOCATE TV TO THE CHILD PARELS. PER ACRE RATE
 IS \$12,500 TCV LAND / 3.62 A = \$3453 / ACRE.

FOR 2013 ALLOCATED REDUCTION OF TV TO THE PARENT IS CALCULATED AS \$60,200 X
 (\$7804 TCV TO CHILDREN) / \$120,418 TCV PARENT = \$3,900 TV REDUCTION

FOR 2013 ALLOCATED EQ NEW 2.26 ACRES \$7803 & AND TV CHILDREN \$3900 =
 1.26 A = \$4351 EQ NEW & \$2175 TV ALLOCATED
 1 A = \$3453 EQ NEW & \$1726

PARENT REMAINDER CV = (60,200 -\$3,900 TV ALLOCATED) X CPI.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	175.00	250.00	1.0339	0.8891	110	100		17,697
175 Actual Front Feet, 1.00 Total Acres							Total Est. Land Value =	17,697

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.80	320	50	3,328
Total Estimated Land Improvements				True Cash Value = 3,328

2026 Est. T.C.V.	009-027-001-38	=	21,025
Est. TCV/Total Floor Area = 13.91, Most recent sale 07/06/2021 for 8,500			
2025 Assessed	MBOR	S.E.V.	Base for Cap
8,900	8,900	8,900	6,754
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	1,600	0	182
2026 Assessed	MBOR	S.E.V.	Capped
10,500	10,500	10,500	6,936
			->Taxable<-
			PRE/MBT
			0

009-027-001-39	2026 Est. T.C.V.	DORE DEREK
Property Class: 401		4058 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 250 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 402.29 FT, N 89 DEG 54'33"W 632.43 FT, N 0 DEG 18' 30"W 402.92 FT, S 89 DEG 51'08"E 632.43 FT TO POB. 5.85A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	402.00	633.90	0.8398	1.1220	110	100		41,669
402 Actual Front Feet, 5.85 Total Acres							Total Est. Land Value =	41,669

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	900	50	2,911
Total Estimated Land Improvements				2,911

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 0

(11) Heating System: Forced Warm Air

Ground Area = 800 SF Floor Area = 800 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	500		
Addition	Siding	Crawl	300		
			Total:	54,051	18,917

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	120	1,339	469

Plumbing

Average Fixture(s)	1	783	274

Water/Sewer

1000 Gal Septic	1	4,109	1,438
Water Well, 50 Feet	1	3,344	1,170

Built-Ins

Appliance Allow.	1	1,607	562

Deck

w/Roof (Roof portion)	1000	12,180	4,263

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	1152	21,565	7,548

Carports

Aluminum	240	2,923	1,023
Aluminum	288	3,508	1,228

Totals:	105,409	36,892

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:	34,678

Cost Est. for Res. Bldg: 2 Single Family GRG Cls CD Blt 2024

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Parcel Number: 009-027-001-39

Page: 2

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3	Fixture Bath		1	-3,721	-3,684
Garages					
Class: CD Exterior: Pole (Unfinished)					
	Base Cost		1198	25,386	25,132
Totals:				21,665	21,448
Notes:					
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:					26,381

2026 Est. T.C.V. 009-027-001-39 = 105,639
 Est. TCV/Total Floor Area = 132.05, Most recent sale 11/07/2007 for 47,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
44,400	44,400	44,400	29,511	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,400	0	0	796	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
52,800	52,800	52,800	30,307	30,307	0

009-027-001-42	2026 Est. T.C.V.	GALLUP CASSY S
Property Class: 401		4144 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 652.29 FT FROM NE COR OF NE 1/4 TH
S 0 DEG 18'30"E 326.14 FT, N 89 DEG 56'18"W 632.42 FT, N 0 DEG 18'30"W 326.46 FT
S 89 DEG 54'33"E 632.43 FT TO POB. 4.74A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	326.00	633.36	0.8850	1.1218	110	100		35,601
326 Actual Front Feet, 4.74 Total Acres							Total Est. Land Value =	35,601

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	1500	50	4,852
Wood Frame	20.05	448	50	4,491
Metal Prefab	12.15	448	50	2,721
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/FARAR/BARWOSPTSL	4.47	1000	100	4,470
Total Estimated Land Improvements True Cash Value =				16,534

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2001

(11) Heating System: Forced Heat & Cool
Ground Area = 1248 SF Floor Area = 1248 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,248		
			Total:	175,149	143,622

Other Additions/Adjustments

Recreation Room	1000	18,180	14,908

Plumbing

Average Fixture(s)	1	1,185	972

Water/Sewer

1000 Gal Septic	1	4,386	3,597
Water Well, 100 Feet	1	5,415	4,440

Porches

WSEP (1 Story)	176	8,700	7,134

Deck

Treated Wood	144	3,146	2,580
w/Roof (Roof portion)	180	2,750	2,255

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	884	35,599	29,191
Common Wall: 1 Wall	1	-2,421	-1,985
Door Opener	2	935	767

Class: CD Exterior: Pole (Unfinished)

Door Opener	2	935	767
Base Cost	1200	25,428	20,851

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	408	15,014	12,311

Built-Ins

Appliance Allow.	1	1,897	1,556

Totals:	296,298	242,966

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 298,848

2026 Est. T.C.V. 009-027-001-42 = 350,983
 Est. TCV/Total Floor Area = 281.24, Most recent sale 10/17/2014 for 149,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
151,300	151,300	151,300	78,431	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	24,200	0	0	2,117	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
175,500	175,500	175,500	80,548	80,548	80,548	

009-027-001-45	2026 Est. T.C.V.	DAVIDSON MARK E
Property Class: 401		4218 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 978.43 FT FROM NE COR OF NE 1/4 TH
 S 0 DEG 18'30"E 326.15 FT, N 89 DEG 57'59"W 632.42 FT, N 0 DEG 18'30"W 326.46 FT
 S 89 DEG 56'18"E 632.42FT TO POB. 4.74A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	326.00	633.36	0.8850	1.1218	110	100		35,601
326 Actual Front Feet, 4.74 Total Acres							Total Est. Land Value =	35,601

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1999

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1352 SF Floor Area = 1352 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,352		
			Total:	159,461	119,593

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	889
3 Fixture Bath	1	3,721	2,791

Water/Sewer

1000 Gal Septic	1	4,386	3,289
Water Well, 100 Feet	1	5,415	4,061

Deck

Treated Wood	240	4,399	3,299

Built-Ins

Appliance Allow.	1	1,897	1,423

Totals: 180,464 135,345

Notes: '99 DUTCH

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 133,992

2026 Est. T.C.V. 009-027-001-45 = 169,593

Est. TCV/Total Floor Area = 125.44, Most recent sale 09/19/2011 for 34,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
66,300	66,300	66,300	22,790	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	18,500	0	0	615	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
84,800	84,800	84,800	23,405	23,405	23,405	

009-027-001-48	2026 Est. T.C.V.	TREASE JOHN J & CHERYL A
Property Class: 401		4264 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 1304.58 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 500 FT, N 89 DEG 57'59"W 965.92 FT, N 0 DEG 18' 30"W 500 FT, S 89 DEG 57'59"E 965.92 FT TO POB. TOGETHER WITH AND SUBJET TO A 66 FOOT WIDE PRIVATE ROD EASEMETN DESCRIBED BELOW. SUBJECT TO THE RIGHT OF WAY OF DICKERSON RD. PRIVATE ROAD EASEMENT A 66 FOOT WIDE NON-EXCLUSIVE PRIVATE ESEMENT FOR IGRES D EGRESS AND THE INSTALLATION ND MAINTENANCE OF PUBLIC UTILITIES. TOGETHER WITH THE RIGHT TO TRIM ND REMOVE TREES ND BRUSH AS NECESSARY TO INSTALL AND MAINTAIN SAID PUBLIC UTILITIES, DESCRIBED AS FOLLOWS: THE SOUTH 66 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, T22N, R8W, LAKE TOWNSHIP MISSAUKEE. 11.09A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		6.09 Acres			5600	100		34,104
Residentia INFERIOR@\$1400		4.62 Acres			1400	100		6,469
Residentia ROAD @ ZERO		0.38 Acres			0	100		0
		11.09 Total Acres					Total Est. Land Value =	40,573

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	548	50	1,907
				Total Estimated Land Improvements True Cash Value = 1,907

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2020

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
	3 Fixture Bath		1	-4,478	-4,299
Garages					
Class: C Exterior: Pole (Unfinished)					
	Door Opener		1	527	506
	Base Cost		2880	68,112	65,388
Water/Sewer					
	Water Well, 50 Feet		1	3,344	3,210
			Totals:	67,505	64,805

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 79,710

2026 Est. T.C.V.	009-027-001-48	=	122,190
Est. TCV/Total Floor Area =	0.00, Most recent sale 09/15/2017 for		18,000
2025 Assessed	MBOR	S.E.V.	Base for Cap
54,800	54,800	54,800	36,170
			2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	6,300	0	976
2026 Assessed	MBOR	S.E.V.	Capped
61,100	61,100	61,100	37,146
			->Taxable<-
			37,146
			PRE/MBT
			0

009-027-001-53	2026 Est. T.C.V.	SERRA MICHAEL J & ELLYN G
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 1804.58 FT FROM NE COR OF NE 1/4 TH
 S 0 DEG 18'30"E 804.58 FT, S 89 DEG 55'10"W 1300.33 FT, N 0 DEG 21'40"W 1307.18
 FT, S 89 DEG 57'59"E 335.62 FT, S 0 DEG 18'30"E 500 FT, S 89 DEG 57'59"E 965.92
 FT TO POB. 27.91A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$5000	27.91 Acres		5000	100		139,550
			27.91 Total Acres				Total Est. Land Value =	139,550

2026 Est. T.C.V. 009-027-001-53 = 139,550

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/01/2000 for 47,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
51,600	51,600	51,600	29,471	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	18,200	0	795	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
69,800	69,800	69,800	30,266	30,266	0	

009-027-001-70	2026 Est. T.C.V.	SERRA MICHAEL J & ELLYN G
Property Class: 401		8350 W WORKMAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 2609.16 FT & S 89 DEG 55'10"W
 1300.33 FT FROM NE COR OF NE1/4 TH S 89 DEG 55'10"W 666.14 FT, N 0 DEG 21'40"W
 1308.51 FT, S 89 DEG 57'59"E 666.15 FT, S 0 DEG 21'40"E 1307.18 TO POB. 20A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$5000	20.00	Acres	5000	100		100,000
			20.00	Total Acres			Total Est. Land Value =	100,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.96	192	50	2,396
				Total Estimated Land Improvements True Cash Value = 2,396

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 2004

(11) Heating System: Forced Heat & Cool
 Ground Area = 1080 SF Floor Area = 1620 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,080		
			Total:	242,822	206,386

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

WGEF (1 Story)	90	9,545	8,113
WCP (1 Story)	288	10,233	8,698

Deck

Treated Wood	414	6,429	5,465

Built-Ins

Appliance Allow.	1	2,713	2,306

Fireplaces

Wood Stove	1	2,503	2,128

Totals: 290,568 246,971

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 303,774

2026 Est. T.C.V. 009-027-001-70 = 406,170

Est. TCV/Total Floor Area = 250.72, Most recent sale 04/01/1999 for 36,950

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
166,600	166,600	166,600	98,052	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	36,500	0	0	2,647	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
203,100	203,100	203,100	100,699	100,699	0

009-027-001-85	2026 Est. T.C.V.	CHRISTENSON LARRY L & BARBARA TRUST
Property Class: 401		8434 W WORKMAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 2609.16 FT & S 89 DEG 55'10"W
 1966.47 FT FROM NE COR OF NE 1/4 TH S 89 DEG 55'10"W 665.47 FT, N 0 DEG 21'40"W
 1309.83 FT, S 89 DEG 57' 59"E 665.48 FT, S 0 DEG 21'40"E 1308.51 FT TO POB. 20A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$5000	20.00	Acres	5000	100		100,000
20.00 Total Acres Total Est. Land Value =								100,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	27.96	120	50	1,677
Wood Frame	32.26	80	50	1,290
Total Estimated Land Improvements True Cash Value =				2,967

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2002

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Water/Sewer

1000 Gal Septic	1	4,689	3,517
Water Well, 50 Feet	1	3,344	2,508

Deck

Treated Wood	240	4,500	3,375

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	672	24,004	18,003
Door Opener	1	527	395
Totals:		37,064	27,798

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 34,192

2026 Est. T.C.V. 009-027-001-85	=	137,159
Est. TCV/Total Floor Area = 0.00, Most recent sale 06/20/2024 for 125,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
53,800 53,800 53,800 53,800 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 14,800 0 0 1,452 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
68,600 68,600 68,600 55,252 55,252 0		

009-027-002-00	2026 Est. T.C.V.	KIMBEL TIMOTHY J & JAMIE M
Property Class: 401		8655 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W (0*1999) BEG S 89 DEG 36'23"W 654.66 FT FROM N 1/4 COR TH S 0
 DEG 21'40"E 1308.06 FT, S89 DEG 45'48"W 667.94 FT, N 0 DEG 14'03" W 1306.24 FT,
 N 89 DEG 36'23"E 665.05 FT TO POB. 20A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$5000	20.00	Acres	5000	100		100,000
20.00 Total Acres								100,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.26	1200	0	0
D/W/P: 4in Ren. Conc.	8.17	288	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 2001

(11) Heating System: Forced Heat & Cool
 Ground Area = 1794 SF Floor Area = 1794 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,794		
			Total:	257,443	205,951

Other Additions/Adjustments

Recreation Room	675	12,805	10,244

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	2	8,956	7,165
2 Fixture Bath	1	2,996	2,397

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 100 Feet	1	5,734	4,587

Porches

WGEP (1 Story)	240	18,180	14,544
WCP (1 Story)	112	5,519	4,415

Deck

Treated Wood	120	2,840	2,272

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	19,128
Common Wall: 1 Wall	1	-2,589	-2,071
Door Opener	1	527	422

Class: C Exterior: Pole (Unfinished)

Base Cost	2400	56,760	45,408

Built-Ins

Appliance Allow.	1	2,713	2,170

Totals:	401,905	321,521

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 395,471

Parcel Number: 009-027-002-00

Page: 2

2026 Est. T.C.V. 009-027-002-00 = 496,421
 Est. TCV/Total Floor Area = 276.71, Most recent sale 08/13/2018 for 257,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
207,300	207,300	207,300	153,595	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	40,900	0	0	4,147	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
248,200	248,200	248,200	157,742	157,742	157,742

009-027-002-25	2026 Est. T.C.V.	BUGARD RYAN W
Property Class: 401		8595 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W (0*1999) BEG S 89 DEG 36'23"W 321.76 FT FROM N 1/4 COR TH S 0
 DEG 21'40"E 1308.97 FT, S89 DEG 45'48"W 332.9 FT, N 0 DEG 21'40"W 1308.06 FT, N
 89 DEG 36'23"E 332.9 FT TOPOB. 10A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.00	Acres		5600	100		56,000
		10.00	Total Acres				Total Est. Land Value =	56,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2001

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1456 SF Floor Area = 1456 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,456		
			Total:	221,123	190,165

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,223
3 Fixture Bath	1	4,478	3,851

Water/Sewer

1000 Gal Septic	1	4,689	4,033
Water Well, 100 Feet	1	5,734	4,931

Porches

WCP (1 Story)	120	5,836	5,019

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	624	25,272	21,734
Common Wall: 1 Wall	1	-2,589	-2,227

Built-Ins

Appliance Allow.	1	2,713	2,333

Totals: 268,678 231,062

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 284,206
 1% Completed => Est. True Cash Value 2026 = 2,842

2026 Est. T.C.V. 009-027-002-25 = 58,842

Est. TCV/Total Floor Area = 40.41, Most recent sale 11/25/2014 for 114,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
26,200	26,200	26,200	11,032	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,200	0	297	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
29,400	29,400	29,400	11,329	11,329 11,329

009-027-002-40	2026 Est. T.C.V.	LITALIEN STEVE & MARCI N
Property Class: 401		8533 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W (0*1999) BEG N 89 DEG 51'08"W 2630.92 FT FROM NE COR OF NE 1/4
TH S 0 DEG 18'30"E 1309.82FT, N 89 DEG 57'59"W 10.3 FT, S 89 DEG 45'48"W 321.76
FT, N 0 DEG 21'40"W 1308.97 FT, N 89 DEG 36'23"E 321.76 FT, S 89 DEG 51'08"E
11.5 FT TO POB. 10A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.00 Acres			5600	100		56,000
		10.00 Total Acres					Total Est. Land Value =	56,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value

LAND IMPROVE 1000	1,000.00	1	95	950

Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1999

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1716 SF Floor Area = 1716 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=89/100/100/100/89

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,716		
			Total:	177,106	157,624

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	879
3 Fixture Bath	1	3,128	2,784

Water/Sewer

1000 Gal Septic	1	4,109	3,657
Water Well, 100 Feet	1	5,150	4,583

Deck

Treated Wood	100	2,340	2,083

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	960	18,499	16,464

Built-Ins

Appliance Allow.	1	1,607	1,430

Totals:	212,927	189,504

Notes: 2016-00149 AFFMAN 1999 NEW MOON S/N 143T2393

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 233,090

2026 Est. T.C.V. 009-027-002-40 = 290,040

Est. TCV/Total Floor Area = 169.02, Most recent sale 08/01/1999 for 17,527

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
125,200	125,200	125,200	49,141	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	19,800	0	0	1,326	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
145,000	145,000	145,000	50,467	50,467	50,467

009-027-002-50 2026 Est. T.C.V. CHRISTENSON LARRY L & BARBARA TRUST
 Property Class: 401 8528 W WORKMAN RD
 Map #: LAKE TOWNSHIP ,

SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 2609.16 FT & S 89 DEG 55'10"W
 2631.94 FT FROM NE COR OF NE1/4 TH S 89 DEG 55'10"W 1333.51 FT, N 0 DEG 14'03"W
 1306.24 FT, N 89 DEG 45'48"E 1322.6 FT, S 89 DEG 57'59"E 8,01 FT, S 0 DEG 21'40"E
 1309.83 FT TO POB. 40A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3800	40.00	Acres	3800	100			152,000
40.00 Total Acres Total Est. Land Value =								152,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	172	50	702
Wood Frame	27.96	120	50	1,677
Total Estimated Land Improvements True Cash Value =				2,379

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 5 Blt 2004

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1118 SF Floor Area = 1370 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Pine Logs	Basement	1,008		
1 Story	Siding	Basement	110		
Total:				221,203	188,003

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

WCP (1 Story)	80	4,489	3,816
WCP (1 Story)	224	9,081	7,719

Balcony

Wood Balcony	32	1,398	1,188

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	2	1,054	896
Base Cost	1280	30,272	25,731

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals: 282,055 239,728

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 294,865

2026 Est. T.C.V. 009-027-002-50 = 449,244

Est. TCV/Total Floor Area = 327.92, Most recent sale 07/01/1999 for 56,400

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
200,300	200,300	200,300	113,314	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	24,300	0	3,059	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

224,600	224,600	224,600	116,373	116,373	0

009-027-003-00	2026 Est. T.C.V.	HOBBS DAVID J
Property Class: 401		8755 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 27 T22N R8W W 1/2 OF NW 1/4. 80 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors * RIVER FRONTAGE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	240.00	400.00	0.9554	1.0000	250	100		57,327
Residentia PARTOF>80@\$3800		76.80	Acres		3800	100		291,825
Residentia ROAD @ ZERO		1.00	Acres		0	100		0
240 Actual Front Feet, 80.00 Total Acres							Total Est. Land Value =	349,152

Ag. Bld 1 2024, Lean-To Commodity Barn Class:D,Pole Quality:Average
Height: 14 ft

Description	Rate	Size	Cost New
Base Cost	10.69	1056	11,289
Default Walls	9.30	792	7,366

Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98 Depr. Cost = 18,282
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 17,002

Ag. Bld 2 2013, 4 Wall Commodity Barn Class:D,Pole Quality:Average
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	8.97	1944	17,438
Default Walls	7.80	1944	15,163

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Depr. Cost = 17,931
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 2 = 16,675

Total Estimated True Cash Value of Agricultural Buildings = 33,677

2026 Est. T.C.V. 009-027-003-00 = 382,829

Est. TCV/Total Floor Area = 279.44, Most recent sale 11/10/2019 for 250,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
180,800	180,800	180,800	138,442	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	10,600	0	0	3,737	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
191,400	191,400	191,400	142,179	142,179	142,179	

009-027-004-00	2026 Est. T.C.V.	SHERMAN CHARLES L
Property Class: 402		W WORKMAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 27 T22N R8W THAT PART OF N 1/2 OF N 1/2 OF SW 1/4 LYING N OF CLAM RIVER
EXC E 100 FT THEREOF. 22.6439 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

S'LY BOUNDARY IS RIVER

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	600.00	400.00	0.7598	1.0000	250	100		113,975
Residentia 8 - 17 @\$5600		17.13 Acres			5600	100		95,928
600 Actual Front Feet, 22.64 Total Acres							Total Est. Land Value =	209,903

2026 Est. T.C.V. 009-027-004-00 = 209,903

Est. TCV/Total Floor Area = 153.21

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
88,400	88,400	88,400	35,737	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	16,600	0	0	964	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
105,000	105,000	105,000	36,701	36,701	0	

009-027-005-00	2026 Est. T.C.V.	AMIN KAREEM SAMIR & MELISSA LYNN
Property Class: 402		W WORKMAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 27 T22N R8W THAT PART OF N 1/2 OF SW 1/4 LYING E'LY & S'LY OF CLAM RIVER
 EXC INT OF N-S 1/4 LINE & C/L CLAM RIVER TH S 30 FT, NW'LY TO A POINT IN C/L
 CLAM RIVER WHICH LIES 18 FT W OF N-S 1/4 LINE TH E'LY ALONG RIVER TO POB. ALSO
 PCL RECORDED IN LIBER 250 PG 1149 MISSAUKEE CO RECORDS. ALSO BEG AT NW'LY MOST
 CORNER OF PCL RECORDED IN LIBER 250 PG 1149 TH N 55 DEG 57' 02"E 18.04 FT TH
 NW'LY TO A PT ON N-S 1/4 LINE LYING 30 FT N OF POB, TH S ALONG 1/4 LINE TO POB.
 APP 1.5A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	200.00	326.70	1.0000	0.9507	250	100		47,533
200 Actual Front Feet,	1.50	Total Acres			Total Est.		Land Value =	47,533

2026 Est. T.C.V. 009-027-005-00	=	47,533

Est. TCV/Total Floor Area = 34.70

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
19,000	19,000	19,000	5,115	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,800	0	0	138	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
23,800	23,800	23,800	5,253	5,253	0

009-027-006-00	2026 Est. T.C.V.	WALLINGTON JIMMY D & NANCY L
Property Class: 401		4735 S BLODGET RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 27 T22N R8W BEG AT INT OF S LINE OF N 1/2 OF SW 1/4 & CLAM RIVER TH W 550 FT N 170 FT E TO CTR OF SD RIVER TH S ALG CTR OF RIVER TO BEG. 1.7172 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	170.00	440.73	1.0415	1.0245	250	100		45,348
170 Actual Front Feet, 1.72 Total Acres								
Total Est. Land Value =								45,348

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.29	112	50	1,584
Wood Frame	28.59	105	50	1,501
Total Estimated Land Improvements True Cash Value =				3,085

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C Blt 1994

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1565 SF Floor Area = 2739 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,565		
			Total:	331,515	281,789

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	2,318

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	2	8,956	7,613

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

WCP (1 Story)	528	18,163	15,439

Deck

Treated Wood	404	6,327	5,378

Built-Ins

Appliance Allow.	1	2,713	2,306

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	1200	28,380	24,123

Totals:	410,626	349,035

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 429,313

2026 Est. T.C.V. 009-027-006-00	=	477,746

Est. TCV/Total Floor Area = 174.42

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
201,200	201,200	201,200	115,544	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	37,700	0	0	3,119	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
238,900	238,900	238,900	118,663	118,663	118,663	

009-027-007-00	2026 Est. T.C.V.	SHERMAN CHARLES L
Property Class: 402		W WORKMAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 27 T22N R8W E 100 FT OF N 1/2 OF SW 1/4 LYING N'LY OF CENTERLINE OF CLAM RIVER. 1.0606 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	100.00	462.17	1.1892	1.0368	250	100		30,824
100 Actual Front Feet, 1.06 Total Acres							Total Est. Land Value =	30,824

2026 Est. T.C.V. 009-027-007-00	=	30,824

Est. TCV/Total Floor Area = 11.25

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
12,300	12,300	12,300	4,793	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,100	0	129	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,400	15,400	15,400	4,922	4,922	0

009-027-008-01	2026 Est. T.C.V.	HOBBS DAVID J
Property Class: 401		4607 S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

A PARCEL OF LAND BEING PART OF THE SOUTHWEST¼ OF SECTION 27, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE WEST¼ CORNER OF SAID SECTION; THENCE 500° 19' 15"W ALONG THE WEST SECTION LINE, 750.46 FEET; THENCE N90°00'00"E, 33.00 FEET; THENCE N60°45'43"E, 48.17 FEET; THENCE N77°53'07"E 50.17 FEET; THENCE S83°32'09"E, 86.79 FEET; THENCE S69°44'56"E, 108.13 FEET TO THE POINT OF BEGINNING; THENCE N38°44'03"E, 237.43 FEET; THENCE N86°36'03"E, 150.32 FEET TO A MEANDER LINE FOR THE CLAM RIVER; THENCE S64°50'35"E, I 72.61 FEET; THENCE S25°08' 16"E, 230.11 FEET; THENCE S52° 15' 19"W, 88.59 FEET; THENCE S82°36'28"W, 224.24 FEET; THENCE N60°20'59"W, 191.48 FEET; THENCE N50°59'54"W, 120.65 FEET TO THE POINT OF BEGINNING. CONTAINING 3.03± ACRES.
TOGETHER WITH A 33 FOOT WIDE EASEMENT FOR INGRESS/EGRESS

SPLIT ON 04/21/2025 FROM 009-027-008-00;

Split/Comb. on 04/21/2025 completed 04/21/2025 TIM ;
Parent Parcel(s): 009-027-008-00;
Child Parcel(s): 009-027-008-01, 009-027-008-10;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	172.61	764.65	1.0375	1.1758	250	100		52,644
173 Actual Front Feet, 3.03 Total Acres							Total Est. Land Value =	52,644

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	15.53	100	25	388
Wood Frame	28.69	80	50	1,147
Total Estimated Land Improvements				True Cash Value = 1,535

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1947

(11) Heating System: Wall/Floor Furnace
Ground Area = 1087 SF Floor Area = 1087 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	775		
1 Story	Siding	Crawl Space	312		
		Total:		129,189	71,054

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	652

Water/Sewer

1000 Gal Septic	1	4,386	2,412
Water Well, 50 Feet	1	3,344	1,839

Porches

CGEP (1 Story)	200	11,616	6,389

Deck

Pine w/Roof (Deck Portion)	144	2,510	2,159	*86% Good
Pine w/Roof (Roof portion)	144	2,265	1,948	

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	768	23,478	12,913
Storage Over Garage	768	9,055	4,980

Class: CD Exterior: Pole (Unfinished)

Parcel Number: 009-027-008-01

Page: 2

Base Cost	960	20,966	11,531
Built-Ins			
Appliance Allow.	1	1,897	1,043
Fireplaces			
Wood Stove	1	2,107	1,159
Totals:		211,998	118,079

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 145,237

2026 Est. T.C.V. 009-027-008-01 = 199,416

Est. TCV/Total Floor Area = 183.46

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	56,084	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
99,700	0	0	0	57,598	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
99,700	99,700	99,700	57,598	57,598	0	

009-027-008-10
Property Class: 402
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

HOBBS DAVID J
4607 S BLODGETT RD
LAKE CITY, MI 49651

A PARCEL OF LAND BEING PART OF THE SOUTHWEST¼ OF SECTION 27, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTH½ OF THE SOUTHWEST¼. LYING SOUTHERLY AND WESTERLY OF THE CLAM RIVER, SECTION 27, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, EXCEPT BEGINNING AT THE INTERSECTION OF THE SOUTH LINE THEREOF & THE CLAM RIVER; THENCE WEST 550.00 FEET; THENCE NORTH 170.00 FEET; THENCE EAST TO THE CLAM RIVER; THENCE SOUTH ALONG THE RIVER TO THE POINT OF BEGINNING & EXCEPT THE SOUTH 130.00 FEET OF THE WEST 130.00 FEET THEREOF & EXCEPT COMMENCING AT THE WEST¼ CORNER OF SAID SECTION; THENCE S00° 19' 15"W ALONG THE WEST SECTION LINE, 750.46 FEET; THENCE N90°00'00"E, 33.00 FEET; THENCE N60°45'43"E, 48.17 FEET; THENCE N77°53'07"E 50.17 FEET; THENCE S83°32'09"E, 86.79 FEET; THENCE S69°44'56"E, 108.13 FEET TO THE POINT OF BEGINNING; THENCE N38°44'03"E, 237.43 FEET; THENCE N86°36'03"E, 150.32 FEET TO A MEANDER LINE FOR THE CLAM RIVER; THENCE S64°50'35"E, 172.61 FEET; THENCE S25°08' 16"E, 230.11 FEET; THENCE S52° 15' 19"W 88.59 FEET; THENCE S82°36'28"W, 224.24 FEET; THENCE N60°2'59"W, 191.48 FEET; THENCE N60°59'54"W, 120.65 FEET TO THE POINT OF BEGINNING.
SPLIT ON 04/21/2025 FROM 009-027-008-00;

Split/Comb. on 04/21/2025 completed 04/21/2025 TIM ;
Parent Parcel(s): 009-027-008-00;
Child Parcel(s): 009-027-008-01, 009-027-008-10;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	627.39	400.00	0.7514	1.0000	110	100		51,857
Residentia 30 - 65	\$3800	43.87	Acres	3800	100			166,714
627 Actual Front Feet, 49.63 Total Acres							Total Est. Land Value =	218,571

2026 Est. T.C.V.	009-027-008-10	=	218,571
Est. TCV/Total Floor Area = 201.08			
2025 Assessed	MBOR	S.E.V.	Base for Cap
0	0	0	104,409
2026 New Eq. Adjustment		Loss	IRM
109,300	0	0	2.70
2026 Assessed	MBOR	S.E.V.	Additions
109,300	109,300	109,300	0
			Tax Adjustment
			107,228
			Losses
			0
			Capped
			->Taxable<-
			107,228
			PRE/MBT
			107,228

009-027-008-95	2026 Est. T.C.V.	WALLINGTON JIMMY D & NANCY L
Property Class: 402		S BLODGET RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 27 T22N R8W S 130 FT OF W 130 FT OF N 1/2 OF SW 1/4..3880A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	130.00	130.00	1.1137	0.7550	110	100		12,025
130 Actual Front Feet,	0.39	Total Acres			Total Est.		Land Value =	12,025

2026 Est. T.C.V. 009-027-008-95 = 12,025

Est. TCV/Total Floor Area = 11.06

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
4,900	4,900	4,900	948	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,100	0	25	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,000	6,000	6,000	973	973	0	

009-027-009-00	2026 Est. T.C.V.	ROBBINS JACK D
Property Class: 401		8970 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W W 575 FT OF SW 1/4 OF SW 1/4 EXC S 208 FT OF E 190 FT THOF.
16.5169A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		16.52 Acres			5600	100		92,495
		16.52 Total Acres					Total Est. Land Value =	92,495

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	351	50	1,081
				Total Estimated Land Improvements True Cash Value = 1,081

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 5 Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = 936 SF Floor Area = 1638 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	936		
			Total:	223,686	145,377

Other Additions/Adjustments

Recreation Room	840	15,935	10,358

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174

Deck

Treated Wood	168	3,558	2,313
Treated Wood	90	2,335	1,518
Pine w/Roof (Deck Portion)	112	2,149	1,397
Pine w/Roof (Roof portion)	112	1,985	1,290

Balcony

Wood Balcony	48	2,097	1,363

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	720	14,702	9,556

Class: D Exterior: Pole (Unfinished)

Base Cost	720	14,702	9,556

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 2 Story	1	7,869	5,115

Totals:	305,664	198,663

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	244,355

Cost Est. for Res. Bldg: 2 Single Family HUD Cls CD Blt 1996

Parcel Number: 009-027-009-00

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(11) Heating System: Forced Hot Water
 Ground Area = 1040 SF Floor Area = 1040 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,040		
Total:				109,962	83,571

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	901
3 Fixture Bath	1	3,721	2,828

Water/Sewer

1000 Gal Septic	1	4,386	3,333
Water Well, 100 Feet	1	5,415	4,115

Deck

Treated Wood w/Roof (Deck Portion)	96	2,355	1,790
Treated Wood w/Roof (Roof portion)	96	1,578	1,199

Built-Ins

Appliance Allow.	1	1,897	1,442

Totals:	130,499	99,179

Notes: 1996 FAIRMONT MHD

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 98,187

2026 Est. T.C.V. 009-027-009-00	=	436,118

Est. TCV/Total Floor Area = 162.85

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
187,200	187,200	187,200	114,508	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	30,900	0	3,091	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
218,100	218,100	218,100	117,599	117,599	117,599

009-027-009-40	2026 Est. T.C.V.	GOODRICH FLOYD L & JUDITH K TRUST
Property Class: 401		8820 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W SW 1/4 OF SW 1/4 EXC W 575 FT THOF. 22.5758A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$5000	22.58 Acres		5000	100		112,900
			22.58 Total Acres				Total Est. Land Value =	112,900

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	400	0	0
D/W/P: Asphalt Paving	2.89	1500	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1979

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1176 SF Floor Area = 1176 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	864		
1 Story	Siding	Crawl Space	312		
			Total:	159,050	116,107

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	865
2 Fixture Bath	1	2,502	1,826

Water/Sewer

1000 Gal Septic	1	4,386	3,202
Water Well, 50 Feet	1	3,344	2,441

Porches

CCP (1 Story)	80	2,226	1,625

Deck

Treated Wood	128	2,912	2,126

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	624	22,632	16,521
Common Wall: 1.5 Wall	1	-3,628	-2,648
Door Opener	2	935	683

Class: CD Exterior: Pole (Unfinished)

Base Cost	1536	32,548	23,760

Built-Ins

Appliance Allow.	1	1,897	1,385

Totals: 229,989 167,893

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 206,508

2026 Est. T.C.V. 009-027-009-40 = 321,783

Est. TCV/Total Floor Area = 273.63

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
131,400	131,400	131,400	69,435	2.70

Parcel Number: 009-027-009-40

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	29,500	0	0	1,874	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	160,900	160,900	160,900	71,309	71,309	71,309

009-027-009-80	2026 Est. T.C.V.	LORI KAY
Property Class: 401		8900 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 27 T22N R8W BEG 385 FT E OF SW COR OF SW 1/4 OF SW 1/4 TH E 190 FT, N 208 FT, W 190 FT, S 208 FT TO POB. .9073A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	190.00	208.00	1.0129	0.8492	110	100		17,977
190 Actual Front Feet, 0.91 Total Acres							Total Est. Land Value =	17,977

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	27.77	64	45	800
Total Estimated Land Improvements				800

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 0

(11) Heating System: Forced Air w/ Ducts

Ground Area = 980 SF Floor Area = 980 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	980		
			Total:	91,978	59,785

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	642

Water/Sewer

1000 Gal Septic	1	4,109	2,671
Water Well, 50 Feet	1	3,344	2,174

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	480	12,600	8,190
No Concrete Floor	480	-2,875	-1,869

Built-Ins

Appliance Allow.	1	1,607	1,045

Deck

Treated Wood w/Roof (Deck Portion)	24	1,032	671
Treated Wood w/Roof (Roof portion)	24	450	292

Totals: 113,233 73,602

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 90,530

2026 Est. T.C.V. 009-027-009-80 = 109,307

Est. TCV/Total Floor Area = 111.54

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
50,300	50,300	50,300	20,216	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	4,400	0	0	545	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,700	54,700	54,700	20,761	20,761	20,761	

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009-027-010-00
Property Class: 401
Map #:
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2026 Est. T.C.V.

LAKE TOWNSHIP

PURSLEY MICHAEL S
8624 W BLUE RD
LAKE CITY, MI 49651

SEC 27 T22N R8W S 300 FT OF E 72.5 FT OF W/2 OF SE/4 OF SW/4 ALSO S 300 FT OF
W 72.5 FT OF E/2 OF SE/4 OF SW/4. --.9986 A--
split on 12/19/2005 into 009-027-010-10, 009-027-010-50, 009-027-010-90;

Split/Comb. on 12/19/2005 completed 12/19/2005 RAY
Parent Parcel(s): 009-027-010-00;
Child Parcel(s): 009-027-010-10, 009-027-010-50, 009-027-010-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	300.00	145.06	0.9036	0.7760	110	100		23,140
300 Actual Front Feet, 1.00 Total Acres					Total Est.		Land Value =	23,140

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	18.01	384	50	3,458

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				4,428

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1926

(11) Heating System: Forced Air w/ Ducts
Ground Area = 896 SF Floor Area = 896 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost	New	Depr.	Cost
1 Story	Siding	Basement	896				
			Total:		118,738		65,305

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Water/Sewer

1000 Gal Septic	1	4,109	2,260
Water Well, 50 Feet	1	3,344	1,839

Porches

CGEP (1 Story)	224	11,299	6,214

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	400	9,516	5,234
No Concrete Floor	400	-2,184	-1,201

Built-Ins

Appliance Allow.	1	1,607	884

Unit-in-Place Cost Items

BARN	500	505	278

Totals: 147,922 81,356

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 100,068

2026 Est. T.C.V. 009-027-010-00	=	127,636

Est. TCV/Total Floor Area = 142.45, Most recent sale 12/10/2010 for 32,800

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM

Parcel Number: 009-027-010-00

Page: 2

	53,800		53,800		53,800		22,987		2.70	
2026	New	Eq.	Adjustment		Loss		Additions		Tax Adjustment	Losses
		0	10,000		0		0		620	0
2026	Assessed		MBOR		S.E.V.		Capped		->Taxable<-	PRE/MBT
		63,800	63,800		63,800		23,607		23,607	0

009-027-010-10	2026 Est. T.C.V.	BILLET DARLENE TRUST
Property Class: 102		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W W/2 OF SE/4 FO SW/4 EXC E 72.5 FT OF S 300 FT THEREOF.

--19.5007 A--

Split on 12/19/2005 from 009-027-010-00;

Split/Comb. on 12/19/2005 completed 12/19/2005 RAY ;

Parent Parcel(s): 009-027-010-00;

Child Parcel(s): 009-027-010-10, 009-027-010-50, 009-027-010-90;

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 18 - 29 Acres		16.05 Acres			3800	100		60,990
AGRICULTRU UNTILLABLE		3.00 Acres			3200	100		9,600
AGRICULTRU ROW		0.45 Acres			0	100		0
		19.50 Total Acres			Total Est. Land Value =			70,590

2026 Est. T.C.V. 009-027-010-10

= 70,590

Est. TCV/Total Floor Area = 78.78

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
30,200	30,200	30,200	11,132	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,100	0	300	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,300	35,300	35,300	11,432	11,432	11,432

009-027-010-50	2026 Est. T.C.V.	BILLET AARON & SHIRLEY LIFE ESTATE
Property Class: 102		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W E/2 OF SE/4 OF SW/4 EXC W 72.5 FT OF S 300 FT THEREOF & EXC E
 225 FT OF S 484 FT THEREOF. 17.0007 A
 SPLIT ON 12/19/2005 FROM 009-027-010-00;

Split/Comb. on 12/19/2005 completed 12/19/2005 RAY ;
 Parent Parcel(s): 009-027-010-00;
 Child Parcel(s): 009-027-010-10, 009-027-010-50, 009-027-010-90;

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 8 - 17 Acres		15.00 Acres			3800	100		57,000
AGRICULTRU UNTILLABLE		1.50 Acres			3200	100		4,800
AGRICULTRU ROW		0.50 Acres			0	100		0
		17.00 Total Acres					Total Est. Land Value =	61,800

2026 Est. T.C.V. 009-027-010-50 = 61,800

Est. TCV/Total Floor Area = 68.97

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
26,300	26,300	26,300	9,701	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,600	0	261	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,900	30,900	30,900	9,962	9,962	9,962	

009-027-011-00	2026 Est. T.C.V.	BILLET AARON R & SHIRLEY J
Property Class: 401		8510 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 27 T22N R8W S 484 FT OF E 225 FT OF SE/4 OF SW/4 2.5 Ac. M/L.
2006 Combined from 027-010-90 for 2007.

2006 027-010-90 Combined with this pcl for 2007

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	225.00	484.00	0.9710	1.0488	110	100		25,205
225 Actual Front Feet,	2.50	Total Acres			Total Est.	Land Value =		25,205

Cost Est. for Res. Bldg: 1 Single Family TRI Cls C -5 Blt 1973

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1056 SF Floor Area = 1628 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Tri-Level	Siding	Basement	1,056		
1 Story	Siding	Overhang	44		
		Total:		209,240	136,016

Other Additions/Adjustments

Basement Living Area	528	18,570	12,070

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	484	21,267	13,824
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	1	527	343

Class: C Exterior: Pole (Unfinished)

Base Cost	1408	33,299	21,644

Built-Ins

Appliance Allow.	1	2,713	1,763

Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	720	2,887	2,165	*75% Good

Totals:	298,365	194,235

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	238,909

Ag. Bld 1 0, No-Wall Loafing Shed	Class:D,Pole	Quality:Low Cost
Height: 12 ft		

Description	Rate	Size	Cost New
Base Cost	3.44	2112	7,265

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45	Depr. Cost =	3,269
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 =		3,040

Total Estimated True Cash Value of Agricultural Buildings	=	3,040

Parcel Number: 009-027-011-00

Page: 2

2026 Est. T.C.V. 009-027-011-00	=	267,154
Est. TCV/Total Floor Area = 164.10		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
114,700 114,700 114,700	66,247	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 18,900 0	0	1,788 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
133,600 133,600 133,600	68,035	68,035 68,035

009-027-012-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

AMIN ADAM & AMIN KAREEM & AMIN KIM
8261 W WORKMAN RD
LAKE CITY, MI 49651

SEC 27 T22N R8W BEG N 0 DEG 19'00"W 1308.78 FT FROM SE COR OF SE 1/4 TH N 0 DEG 19'00"W 436.28 FT, N 89 DEG 00'56"W 1227.92 FT, N 81 DEG 47'09"W 117.43 FT, N 74 DEG 33'23"W 56.41 FT, S 0 DEG 16'50"E 33.76 FT, S 35 DEG 31'29"W 490.72 FT, S 89 DEG 13' 25"E 38.6 FT, S 65 DEG 31'48"E 120.48 FT, S 49 DEG 31'22"E 172.94 FT, N 07 DEG 01'39"W 105.24 FT, N 89 DEG 54'40" E 1418.83 FT TO POB. 16.2A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	200.00	3528.36	1.0000	0.0000	110	100*		0
Residentia 8 - 17 @\$5600	16.20	Acres	5600	100				90,720
* denotes lines that do not contribute to the total acreage calculation.								
200 Actual Front Feet, 16.20 Total Acres								
Total Est. Land Value =								90,720

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	18.08	40	0	0
D/W/P: 4in Concrete	6.96	1000	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C -5 Blt 1984

(11) Heating System: Forced Air w/ Ducts
Ground Area = 864 SF Floor Area = 1296 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	864		
			Total:	151,284	113,475

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Water/Sewer

1000 Gal Septic	1	4,689	3,517
Water Well, 50 Feet	1	3,344	2,508

Porches

WSEP (1 Story)	200	10,706	8,029

Deck

Treated Wood	288	5,069	3,802

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	672	24,004	18,003
Storage Over Garage	250	3,310	2,482
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	1217	42,388	31,791

Built-Ins

Appliance Allow.	1	2,713	2,035

Breezeways

Frame Wall	80	5,400	4,050

Totals: 258,807 194,116

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 238,763

2026 Est. T.C.V. 009-027-012-00	=	330,433
Est. TCV/Total Floor Area = 254.96		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
144,300 144,300 144,300	69,132	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 20,900 0	0	1,866 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
165,200 165,200 165,200	70,998	70,998 0

009-027-013-00	2026 Est. T.C.V.	SHERMAN CHARLES
Property Class: 402		W WORKMAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 27 T22N R8W BEG AT NW COR OF SE 1/4 TH E 640 FT S 383 FT W TO CTR OF CLAM RIVER TH IN N'LY DIRECTION TO N & S 1/4 LINE TH N TO POB. 4.7767 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	160.00	400.00	1.0574	1.0000	250	100		42,295
Residentia PARTOF>10@\$5000			3.31 Acres		5000	100		16,555
160 Actual Front Feet, 4.78 Total Acres							Total Est. Land Value =	58,850

2026 Est. T.C.V. 009-027-013-00	=	58,850
Est. TCV/Total Floor Area = 45.41		

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
23,000	23,000	23,000	9,638	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,400	0	0	260	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,400	29,400	29,400	9,898	9,898	0	

009-027-014-00	2026 Est. T.C.V.	BOOKER PATRICIA
Property Class: 402		W WORKMAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 27 T22N R8W BEG 640 FT E & 583 FT S OF CEN POST TH S 200 FT W 200 FT SW'LY TO A PT ON N & S 1/4 LINE 1562 FT N OF S 1/4 POST N TO CLAM RIVER NE'LY ALONG RIVER TO A PT DIRECTLY W OF POB E TO POB EXC BEG AT NW'LY MOST CORNER OF A PCL RECORDED IN LIBER 250 PG 1149 MISSAUKEE CO RECORDS, TH N 55 DEG 57'02"E 18.04 FT TH NW'LY TO A PT ON N-S 1/4 LINE LYING 30 FT N OF POB, TH S ALONG N-S 1/4 LINE TO POB. ALSO BEG AT INT OF N-S 1/4 LINE & C/L CLAM RIVER TH S ON 1/4 LINE 30 FT TH NW'LY TO A PT IN C/L CLAM RIVER 18 FT W OF N-S 1/4 LINE TH E'LY ALONG C/L CLAM RIVER TO POB. 2.8932A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	200.00	629.44	1.0000	1.1200	250	100		56,001
200 Actual Front Feet, 2.89 Total Acres							Total Est. Land Value =	56,001

2026 Est. T.C.V. 009-027-014-00	=	56,001

Est. TCV/Total Floor Area = 43.21

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
22,400	22,400	22,400	6,560	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,600	0	177	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
28,000	28,000	28,000	6,737	6,737	6,737

009-027-015-00
Property Class: 402
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

KING LARRY W & BARBARA G
W WORKMAN RD
LAKE CITY, MI 49651

SEC 27 T22N R8W (0*1998) BEG N 0 DEG 19'0"W 1745.06 FT, N 89 DEG 0'56"W 1227.92 FT, N 81 DEG 47'09"W 117.43 FT, N 74 DEG 33'23"W 132.58 FT, S 89 DEG 57'57"W 253 FT, S 74 DEG 29'17"W 271.26 FT, S 21 DEG 06'16"W 77.79 FT, S 70 DEG 31'44"W 72.72 FT, & N 21 DEG 20' 20"W 30.02 FT FROM SE COR SEC 27 TH S 66 DEG 47'36"W 165 FT, N 29 DEG 02'21"W 153.17 FT, N 55 DEG 57'02"E 150 FT, N 89 DEG 54'01"E 200 FT, S 0 DEG 18'59"E 55.7 FT, S 74 DEG 29'17"W 14.28 FT, S 21 DEG 06'16"W 79.06 FT S 70 DEG 31'44"E 59.89 FT TO POB. ALSO ALL THAT PART OF A PCL DESC UN THE SURVEY RECORDED IN LIBER S-2PG 364 LYING S'LY & ADJ THERETO. APPROX 1.32A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	253.00	227.27	0.9429	0.8682	110	100		22,783
253 Actual Front Feet, 1.32 Total Acres							Total Est. Land Value =	22,783

2026 Est. T.C.V. 009-027-015-00 = 22,783

Est. TCV/Total Floor Area = 17.58, Most recent sale 08/01/1998 for 10,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
9,300	9,300	9,300	7,395	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	2,100	0	0	199	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,400	11,400	11,400	7,594	7,594	0	

009-027-015-25
Property Class: 402
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

JORDAN KIMBERLY ANN
W WORKMAN RD
LAKE CITY, MI 49651

SEC 27 T22N R8W (0*1998) PCL D OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6
P-154 DESC AS: BEG N 0 DEG 19'0"W 1745.06 FT, N 89 DEG 0'56"W 1227.92 FT, N 81
DEG 47'09"W 117.43 FT, N 74 DEG 33'23"W 132.58 FT, S 89 DEG 57'57"W 253 FT, S 74
DEG 29'17"W 271.26 FT, S 21 DEG 01'16"W 77.79 FT, S 70 DEG 31'44"W 72.72 FT, N 21
DEG 20'20"W 30.02 FT & S 66 DEG 47'36"W 165 FT FROM SE COR SEC 27, TH S 65 DEG
10'30"W 199.99 FT, S 87 DEG 34'48"W 206 FT, N 0 DEG 18'59"W 11.71 FT, N 55 DEG
57'02"E 379.19 FT, S 29 DEG 02'21"E 153.17 FT, TO POB. ALSO ALL THAT PART OF A
PCL DESCIN THE SURVEY RECORDED IN LIBER S-2 PG 367 LYING S'LY & ADJ THERETO.
APPROX 1.25A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	153.17	355.48	1.0690	0.9709	110	100		17,487
153 Actual Front Feet, 1.25 Total Acres							Total Est. Land Value =	17,487

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.09	252	94	5,707
Total Estimated Land Improvements				True Cash Value = 5,707

2026 Est. T.C.V.	009-027-015-25	=	23,194
Est. TCV/Total Floor Area	= 17.90, Most recent sale 03/10/2023 for	80,000	
2025 Assessed	MBOR	S.E.V.	Base for Cap
10,000	10,000	10,000	10,000
			2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	1,600	0	270
2026 Assessed	MBOR	S.E.V.	Capped
11,600	11,600	11,600	10,270
			->Taxable<-
			PRE/MBT
			10,270

009-027-015-51
Property Class: 402
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

JORDAN KIMBERLY
W WORKMAN RD
LAKE CITY, MI 49651

SEC 27 T22N R8W (0*1998) BEG N 0 DEG 19'0"W 1745.06 FT, N 89 DEG 0'56"W 1227.92 FT, N 81 DEG 47'09"W 117.73 FT, N 74 DEG 33'23"W 132.58 FT, S 89 DEG 57'57"W 253 FT, S 74 DEG 29'17"W 271.26 FT, S 21 DEG 06'16"W 77.79 FT, S 70 DEG 31'44"W 72.72 FT, S 66 DEG 47'36"W 262.71 FT, S 65 DEG 10'30"W 106.4 FT FROM SE COR SEC 27 TH S 0 DEG 23'37"W 254.79 FT, S 74 DEG 01'35"W 148.40 FT, N0 DEG 25'55"W 158.77 FT, N 22 DEG 32'42"W 139.04 FT, N 87 DEG 34'48"E 167.09 FT, N 87 DEG 33'37"E 32.02 FT TO POB EXC LOTS 1-8 IN PLAT OF GRAY'S TROUT CAMP. AND SEC 27 T22N R8W (0*1998) PART OF PCL F OF THE SURVEY RECORDED IN LIBER S-2 PG 365. ALSO THE PCL AS SHOWN IN LIBER 250 PG 1146 - PART OF PCL F OF THE SURVEY RECORDED IN LIBER S-6 PG 154.
COMBINED ON 11/18/2025 FROM 009-027-015-50, 009-027-015-70;

Split/Comb. on 11/18/2025 completed 11/18/2025 TIM ;
Parent Parcel(s): 009-027-015-50, 009-027-015-70;
Child Parcel(s): 009-027-015-51;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	100.00	285.32	1.0746	0.9190	110	100		10,863
A 200' @ 110/FF	50.00	261.36	1.0746	0.8991	110	100		5,314
150 Actual Front Feet, 0.95 Total Acres							Total Est. Land Value =	16,177

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.65	180	50	2,038
Total Estimated Land Improvements			True Cash Value =	2,038

2026 Est. T.C.V. 009-027-015-51 = 18,215

Est. TCV/Total Floor Area = 14.05

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	14,036	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
9,100	0	0	0	9,100	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,100	9,100	9,100	14,414	9,100	9,100	

009-027-015-80	2026 Est. T.C.V.	LANGMESSER JEAN M
Property Class: 402		W WORKMAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 27 T22N R8W COMM N 0 DEG 19'0"W 1745.06 FT, N 89 DEG 0'56"W 1227.92 FT, N 81 DEG 47'09"W 117.43 FT, N 74 DEG 33'23"W 132.58 FT, S89 DEG 57'57"W 253 FT, S 74 DEG 28'17"W 271.26 FT, S 21 DEG 06'16"W 77.79 FT, S 70 DEG 31'44"W 72.72 FT FROM SE COR SEC 27, TH S 33 DEG 28'26"W 264.72 FT, S 0 DEG 24'42"W 130 FT, S 74 DEG 53'35"W 99.92 FT, N 0 DEG 24'42"E 273.33 FT, N 66 DEG 47'36"E 262.71 FT TO POB EXC LOTS 11 & 12 GRAYS TROUT CAMP. .2984A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	100.00	129.98	1.1892	0.7550	110	100		9,877
100 Actual Front Feet,	0.30	Total Acres			Total Est.		Land Value =	9,877

2026 Est. T.C.V. 009-027-015-80	=	9,877

Est. TCV/Total Floor Area = 7.62

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
4,000	4,000	4,000	1,580	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	900	0	0	42	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,900	4,900	4,900	1,622	1,622	1,622	

009-027-016-00	2026 Est. T.C.V.	KING LARRY & BARBARA
Property Class: 401		8357 W WORKMAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 27 T22N R8W BEG AT SE COR GRAY'S TROUT CAMP PLAT TH N 312 FT N 77 DEG E
110 FT E 192.82 FT S TO THREAD OF CLAM RIVER TH UPSTREAM TO PT DUE S OF POB TH N
TO POB PT SE 1/4. 1.8581 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	192.00	421.53	1.0103	1.0132	250	100		49,132
192 Actual Front Feet,	1.86	Total Acres			Total Est.	Land Value =		49,132

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1968

(11) Heating System: Electric Baseboard
Ground Area = 1492 SF Floor Area = 1492 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,492		
			Total:	224,750	134,849

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853
2 Fixture Bath	1	2,996	1,798

Water/Sewer

1000 Gal Septic	1	4,689	2,813
Water Well, 50 Feet	1	3,344	2,006

Porches

WCP (1 Story)	408	14,076	8,446
CCP (1 Story)	112	3,282	1,969

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 576 21,479 12,887

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Exterior 1 Story	1	6,387	3,832

Totals: 285,138 171,081

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 210,430

2026 Est. T.C.V. 009-027-016-00 = 259,562

Est. TCV/Total Floor Area = 173.97

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
108,700	108,700	108,700	68,500	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	21,100	0	1,849	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
129,800	129,800	129,800	70,349	70,349	0	

009-027-017-00	2026 Est. T.C.V.	KING LARRY & BARBARA
Property Class: 402		W WORKMAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 27 T22N R8W BEG 28 RDS S OF NE COR NW 1/4 OF SE 1/4 TH W 40 RDS S 485 FT TH E BY N 190 FT E 225 FT N 100 FT E TO N & S 1/8 LINE TH N TO POB & BEG 850 FT S & 230 FT W OF NE COR OF NW 1/4 OF SE 1/4TH W 225 FT TH SW PAR TO E LINE GRAY'S TROUT CAMP PLAT TO THRD OF RIVER TH E 30 FT TH NE TO PT 100 FT S OF POB TH N TO POB. ALSO E 41 RDS OF N 28 RDS OF NW 1/4 OF SE 1/4, ALSO N 880 FT OF NE 1/4 OF SE 1/4 EXC N 130 FT OF E 300 FT THOF. 38.2967A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

CLAM RIVER IRR & ACRS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	100.00	400.00	1.1892	1.0000	250	100		29,730
Residentia 30 - 65	\$3800	37.38	Acres		3800	100		142,040
100 Actual Front Feet,	38.30	Total Acres			Total Est.	Land Value =		171,770

2026 Est. T.C.V. 009-027-017-00	=	171,770

Est. TCV/Total Floor Area = 115.13

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
81,000	81,000	81,000	23,611	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,900	0	0	637	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
85,900	85,900	85,900	24,248	24,248	0	

009-027-018-00	2026 Est. T.C.V.	OLNEY THOMAS JR & OLNEY ROBERT
Property Class: 402		8281 W WORKMAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 27 T22N R8W BEG AT PT 850 FT S & 80 FT W OF NE COR NW 1/4 OF SE 1/4 W 150 FT S 100 FT SW TO CTR OF CLAM RIVER, E 30 FT NE TO BEG ALSO BEG 850 FT S & 80 FT W OF NE COR OF NW 1/4 OF SE 1/4 TH W 150 FT, N TO COUNTY RD E TO A PT DUE N OF POB; S TO POB. APP .6A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	30.00	871.20	1.6069	1.2148	250	100		14,640
30 Actual Front Feet, 0.60 Total Acres							Total Est. Land Value =	14,640

2026 Est. T.C.V. 009-027-018-00	=	14,640

Est. TCV/Total Floor Area = 9.81

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,900	5,900	5,900	4,695	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,400	0	126	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,300	7,300	7,300	4,821	4,821	0	

009-027-020-90	2026 Est. T.C.V.	STEVENS KIM & STEVENS BRIAN JR &
Property Class: 401		4520 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 27 T22N R8W N 130 FT OF E 300 FT OF NE 1/4 OF SE 1/4. .8953A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	130.00	300.00	1.1137	0.9306	110	100		14,821
130 Actual Front Feet,	0.90	Total Acres			Total Est.	Land Value =		14,821

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	31.56	60	50	947
D/W/P: 4in Concrete	6.47	960	50	3,105
D/W/P: 3.5 Concrete	6.16	324	50	998
Wood Frame	22.20	192	50	2,131
Wood Frame	24.35	134	50	1,631
Total Estimated Land Improvements				8,812

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1978

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1007 SF Floor Area = 1007 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,007		
			Total:	123,352	80,178

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 50 Feet	1	3,344	2,174

Porches

WCP (1 Story)	279	9,023	5,865

Deck

Treated Wood	200	3,888	2,527
w/Roof (Roof portion)	255	3,629	2,359

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	951	20,808	13,525
Door Opener	2	935	608

Built-Ins

Appliance Allow.	1	1,897	1,233

Totals: 172,447 112,090

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 137,871

2026 Est. T.C.V. 009-027-020-90 = 161,504

Est. TCV/Total Floor Area = 160.38, Most recent sale 09/01/2001 for 77,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
69,500	69,500	69,500	42,888	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	11,300	0	0	1,157	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
80,800	80,800	80,800	44,045	44,045	44,045	

009-027-021-00	2026 Est. T.C.V.	GABAY ROSTYSLAV & WELLMAN RHEANNA
Property Class: 401		8370 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W THAT PART OF SW 1/4 OF SE 1/4 LYING S & W OF CLAM RIVER.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors * CLAM RIVER

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF1320.00	1136.36	0.6239	1.2983		110	100		117,610
Residentia 30 - 65	\$3800	34.00	Acres		3800	100		129,200
1320 Actual Front Feet,	68.44	Total Acres			Total Est. Land Value =			246,810

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 3 Rail	20.05	230	50	2,306
Fencing: Wd, Split, 2 Rail	18.08	80	50	723
Fencing: Wire Mesh, #9	3.78	448	50	846
D/W/P: Asphalt Paving	3.10	1040	0	0
D/W/P: 3.5 Concrete	6.58	770	0	0
D/W/P: 3.5 Concrete	6.58	210	0	0
Wood Frame	32.26	80	50	1,290

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	1	97	9,700
Total Estimated Land Improvements				True Cash Value = 14,865

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1958

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1880 SF Floor Area = 1880 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,880		
			Total:	289,409	173,628

Other Additions/Adjustments

Recreation Room	1880	35,664	21,398

Plumbing

Average Fixture(s)	1	1,422	853
3 Fixture Bath	2	8,956	5,374

Water/Sewer

1000 Gal Septic	1	4,689	2,813
Water Well, 50 Feet	1	3,344	2,006

Porches

WPP	626	11,074	6,644
WPP	189	4,685	2,811

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	780	26,637	15,982
Common Wall: 1 Wall	1	-2,139	-1,283

Class: C Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	370	19,281	11,569

Class: C Exterior: Pole (Unfinished)

Storage Over Garage	880	11,651	6,991
Base Cost	1917	45,337	27,202

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Interior 1 Story	1	5,235	3,141

Parcel Number: 009-027-021-00

Page: 2

Exterior 1 Story	1	6,387	3,832
Carports			
Comp.Shingle	432	6,942	4,165
Comp.Shingle	432	6,942	4,165
Totals:		488,229	292,919

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 360,290

2026 Est. T.C.V. 009-027-021-00					=	621,965
Est. TCV/Total Floor Area = 330.83, Most recent sale 09/02/2011 for 240,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
273,400	273,400	273,400	192,792	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	37,600	0	5,205	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
311,000	311,000	311,000	197,997	197,997	197,997	

009-027-021-40	2026 Est. T.C.V.	CICCHELLI RYAN
Property Class: 401		8270 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W (1*1998) BEG N 82 DEG 58'26"W 1360.91 FT FROM SE COR SEC 27 TH N 23 DEG 07'45"W 172 FT, N 78 DEG 28'13"W 140.48 FT, S 14 DEG 56' 45"W 296.34 FT, N 81 DEG 53'02"E 33.06 FT, N 69 DEG 18'22"E 260.98 FT, N 56 DEG 52'15"E 5.82 FT TO POB. 1.09A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	296.00	160.41	0.9066	0.7958	250	100		53,390
296 Actual Front Feet, 1.09 Total Acres					Total Est.		Land Value =	53,390

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	10.25	2000	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements			True Cash Value =	5,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls BC Blt 2006

(11) Heating System: Forced Heat & Cool
 Ground Area = 2203 SF Floor Area = 2203 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Basement	2,203		
			Total:	442,811	376,389
Other Additions/Adjustments					
	Recreation Room		1000	26,810	22,788
Exterior	Stone Veneer		40	1,798	1,528
	Basement, Outside Entrance, Above Grade		1	2,525	2,146
Plumbing					
	Average Fixture(s)		1	2,094	1,780
	3 Fixture Bath		2	13,171	11,195
	2 Fixture Bath		1	4,412	3,750
Water/Sewer					
	1000 Gal Septic		1	5,433	4,618
	Water Well, 100 Feet		1	6,387	5,429
Porches					
	WPP		560	12,785	10,867
	CCP (1 Story)		70	2,754	2,341
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
	Common Wall: 1 Wall		1	-3,005	-2,554
	Door Opener		2	1,317	1,119
	Base Cost		1122	60,184	51,156
Built-Ins					
	Appliance Allow.		1	3,899	3,314
Fireplaces					
	Prefab 1 Story		1	3,596	3,057
	Totals:			586,971	498,923

Parcel Number: 009-027-021-40

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Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 613,675

 2026 Est. T.C.V. 009-027-021-40 = 672,065

Est. TCV/Total Floor Area = 305.07, Most recent sale 07/31/2019 for 426,285

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
285,300	285,300	285,300	226,812	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	50,700	0	0	6,123	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
336,000	336,000	336,000	232,935	232,935	232,935	

009-027-021-50	2026 Est. T.C.V.	MOORE JOHN G & MARCIA E
Property Class: 401		4777 RIVER WOODS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W (0*1998) BEG N 78 DEG 33'41"W 1250.51 FT & N 20 DEG 17'02"W
 115.42 FT FROM SE COR SEC 27TH S 78 DEG 16'59"W 155.75 FT, N 78 DEG 28'13"W
 140.48 FT, N 02 DEG 49'08"E 165.44 FT, S 78 DEG 05'12"E 309.32 FT, S 11 DEG
 54'48"W 100 FT TO POB. 1A.

98 SPLIT FROM 021-40 FOR 99

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	165.00	264.00	1.0493	0.9013	250	100		39,012
165 Actual Front Feet, 1.00 Total Acres							Total Est. Land Value =	39,012

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	3400	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	2	95	9,500
Total Estimated Land Improvements True Cash Value =				9,500

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 10 Blt 2003

(11) Heating System: Forced Heat & Cool
 Ground Area = 2088 SF Floor Area = 3132 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Pine Logs	Basement	2,088		
			Total:	436,150	348,958

Other Additions/Adjustments

Recreation Room	1200	22,764	18,211
Basement, Outside Entrance, Below Grade	1	2,727	2,182

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 100 Feet	1	5,734	4,587

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Door Opener	2	1,054	843
Base Cost	1120	39,010	31,208

Built-Ins

Appliance Allow.	1	2,713	2,170

Porches

WPP	918	14,266	11,413

Breezeways

Frame Wall	132	8,910	7,128

Totals:	543,917	435,171

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 535,260

Parcel Number: 009-027-021-50

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2026 Est. T.C.V. 009-027-021-50 = 583,772
 Est. TCV/Total Floor Area = 186.39, Most recent sale 05/01/2002 for 37,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
251,000	251,000	251,000	176,501	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	40,900	0	0	4,765	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
291,900	291,900	291,900	181,266	181,266	181,266

009-027-021-60	2026 Est. T.C.V.	WEISS LINDA K TRUST
Property Class: 402		RIVER WOODS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W (0*1998) BRG N 11 DEG 54'48"E 100 FT FROM NE COR LOT 15 RIVER WOODS ESTATES TH N 78 DEG 05'12"W 309.32 FT, N 36 DEG 14'40"E 172.76 FT, S 78 DEG 49'36"E 237.02 FT, S10 DEG 55'54"W 66.41 FT, S 11 DEG 54'48"W 94.08 FT TO POB. .997A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	172.76	251.38	1.0373	0.8904	250	100		39,889
173 Actual Front Feet, 1.00 Total Acres							Total Est. Land Value =	39,889

2026 Est. T.C.V. 009-027-021-60	=	39,889

Est. TCV/Total Floor Area = 12.74, Most recent sale 06/01/2001 for 35,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
16,000	16,000	16,000	13,722	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,900	0	370	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,900	19,900	19,900	14,092	14,092	14,092	

009-027-021-70	2026 Est. T.C.V.	WEISS LINDA K TRUST
Property Class: 401		4803 RIVER WOODS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W (0*1998) BEG N 11 DEG 54'48"E 194.08 FT & N 10 DEG 55'54"E 66.41 FT FRO NE COR LOT 15 RIVER WOODS ESTATES TH N 78 DEG 49'36"W 237.02 FTM N 17 DEG 59'28"E 169.26 FT, S 79 DEG 20'24"E 216.22 FT, S 10 DEG 55'54"W 170 FT TO POB. .879A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	169.26	226.47	1.0426	0.8674	250	100	38,269
169 Actual Front Feet, 0.88 Total Acres							Total Est. Land Value = 38,269

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.61	3000	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1S Cls BC Blt 2001

(11) Heating System: Forced Heat & Cool
 Ground Area = 2347 SF Floor Area = 2347 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,347		
			Total:	439,304	373,408

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	3,813	3,241

Plumbing

Average Fixture(s)	1	2,094	1,780
3 Fixture Bath	1	6,585	5,597

Water/Sewer

1000 Gal Septic	1	5,433	4,618
Water Well, 100 Feet	1	6,387	5,429

Porches

CCP (1 Story)	96	3,656	3,108
WPP	500	11,430	9,715

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Common Wall: 1 Wall	1	-3,005	-2,554
Door Opener	1	659	560
Base Cost	1453	77,939	66,248

Built-Ins

Appliance Allow.	1	3,899	3,314

Totals: 558,194 474,464

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 583,591

2026 Est. T.C.V. 009-027-021-70 = 626,610

Est. TCV/Total Floor Area = 266.98

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
265,400	265,400	265,400	152,592	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

Parcel Number: 009-027-021-70

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0	47,900	0	0	4,119	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
313,300	313,300	313,300	156,711	156,711	156,711

009-027-021-80	2026 Est. T.C.V.	WEISS RONALD G & LINDA K TRUST
Property Class: 402		RIVER WOODS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W (0*1998) BEG N 11 DEG 54'48"E 194.08 FT & N 10 DEG 55'54"E
 236.41 FT FROM NE COR LOT 15 RIVER WOODS ESTATES TH N 79 DEG 20'24"W 216.22 FTM N
 05 DEG 14'16"E 141.46 FT, N07 DEG 29'36"W 247.15 FT, S 54 DEG 21' 53"E 356.15 FT
 S 23 DEG 17'01"W 71.02 FT, S 10 DEG 55'54"W 156 FT TO POB. 1.68A

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	200.00	188.31	0.8470	0.8283	250	100		35,080
A 200' @ 110/FF	188.61	188.31	0.8470	0.8283	110	100		14,556
389 Actual Front Feet, 1.68 Total Acres							Total Est. Land Value =	49,636

2026 Est. T.C.V. 009-027-021-80 = 49,636

Est. TCV/Total Floor Area = 21.15

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
20,000	20,000	20,000	18,410	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,800	0	0	497	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
24,800	24,800	24,800	18,907	18,907	18,907	


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009-027-022-00
Property Class: 401
Map #:
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2026 Est. T.C.V.

LAKE TOWNSHIP

BOOKER-GRAHAM KATHY
8441 W WORKMAN RD
LAKE CITY, MI 49651

. SEC 27 T22N R8W COMM 640 FT E OF NW COR OF SE 1/4 OF SEC 27; TH S 383 FT; TO
BEG TH S 100 FT; TH W TO CENTER OF CLAM RIVER N ALONG CENTER OF RIVER, TO A PT
383 FT; S OF N LINE OF TH SE 1/4 TH E & PAR TO 2ND COURSE TO BEG. .8333 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	100.00	362.85	1.1892	0.9759	250	100		29,015
100 Actual Front Feet, 0.83 Total Acres					Total Est.		Land Value =	29,015

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	33	0	0
Metal Prefab	15.48	240	50	1,857
Total Estimated Land Improvements True Cash Value =				1,857

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1962

(11) Heating System: Forced Air w/ Ducts
Ground Area = 904 SF Floor Area = 904 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	904		
			Total:	122,725	73,634

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853

Water/Sewer

1000 Gal Septic	1	4,689	2,813
Water Well, 50 Feet	1	3,344	2,006

Porches

WSEP (1 Story)	440	21,050	12,630

Deck

Treated Wood	629	8,454	5,072

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	576	21,479	12,887

Built-Ins

Appliance Allow.	1	2,713	1,628

Totals: 185,876 111,523

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 137,173

2026 Est. T.C.V. 009-027-022-00 = 168,045

Est. TCV/Total Floor Area = 185.89

2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM	
	71,400		71,400	71,400	29,015	2.70	
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		12,600	0	0	54,985	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	84,000		84,000	84,000	29,798	84,000	0

009-027-023-00	2026 Est. T.C.V.	BOOKER PATRICIA
Property Class: 401		8435 W WORKMAN RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 27 T22N R8W COM 640 FT; E OF NW COR OF SE 1/4 OF SEC 27, TH S 483 FT; TO
 BEG TH S 100 FT; TH W TO CENTER LINE OF CLAM RIVER; TH N ALONG CENTER OF RIVER,
 TO A PT 483 FT; S OF SAID N LINE OF TH SE 1/4 TH E AND PAR TO 2ND COURSE TO BEG.
 .9773 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	100.00	426.89	1.1892	1.0164	250	100		30,218
100 Actual Front Feet,	0.98	Total Acres			Total Est.	Land Value =		30,218

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls CD	Blt 1965

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 776 SF Floor Area = 776 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	560		
1 Story	Siding	Slab	216		
			Total:	95,138	61,839

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,185	770	

Water/Sewer					
1000 Gal Septic		1	4,386	2,851	
Water Well, 50 Feet		1	3,344	2,174	

Built-Ins					
Appliance Allow.		1	1,897	1,233	

Deck					
w/Roof (Roof portion)		48	860	559	

Totals:	106,810	69,426

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	85,394

2026 Est. T.C.V. 009-027-023-00	=	115,612

Est. TCV/Total Floor Area = 148.98, Most recent sale 07/01/1999 for 30,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
48,300	48,300	48,300	24,640	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	9,500	0	0	665	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
57,800	57,800	57,800	25,305	25,305	25,305

009-027-024-00	2026 Est. T.C.V.	O'HARA VERA & ROHLINGER ETAL
Property Class: 402		
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 27 T22N R8W THAT PART OF NW 1/4 OF SE 1/4 LYING W'LY OF CLAM RIVER. APP
1.7A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia INFERIOR	\$1400		1.70 Acres		1400	100		2,380
			1.70 Total Acres				Total Est. Land Value =	2,380

2026 Est. T.C.V. 009-027-024-00	=	2,380

Est. TCV/Total Floor Area = 3.07

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
1,200	1,200	1,200	174	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	4	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,200	1,200	1,200	178	178	0

009-027-025-00
 Property Class: 402
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

KING BARBARA
 W WORKMAN RD
 LAKE CITY, MI 49651

. SEC 27 T22N R8W COMM AT NE COR OF NW 1/4 OF SE 1/4, TH W676.5 FT, TH S 462 FT TO POB, TH E 16.5 FT, TH S 485 FT, TH E BY N 190 FT, TH E 225 FT, TH N 100 FT, TH E 300 FT MORE OR LESS TO N & S 1/8 LINE, TH S TO A POINT WHICH IS 850 FT S OF NE COR OF NW 1/4 OF SE 1/4, TH W 455 FT, TH SW'LY PARTO E LINE GRAY'S TROUT CAMP TO THREAD OF CLAM RIVER, TH SW'LY ALG RIVER 66 FT MORE OR LESS, TH N 231 FT MORE OR LESS, TH W 192.82 FT, TH S 77 DEG W 110 FT, THS 50 FT MORE OR LESS, TH S 78 DEG 15' W 150 FT TO A POINT DUE N OF NE COR LOT 12 GRAY'S TROUT CAMP, TH N 224 FT TH E 224 FT, TH N 471 FT TO POB EXC BEG 850 FT S & 80 FT W OF NE COR OF NW 1/4 OF SE 1/4 TH W 150 FT, N TO COUNTY RD E TO A PT DUE N OF POB; S TO POB.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	66.00	231.00	1.3194	0.8717	250	100		18,978
Residentia INFERIOR@\$1400		3.66 Acres			1400	100		5,124
66 Actual Front Feet, 4.01 Total Acres							Total Est. Land Value =	24,102

2026 Est. T.C.V. 009-027-025-00 = 24,102

Est. TCV/Total Floor Area = 31.06

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
10,200	10,200	10,200	597	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,900	0	0	16	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,100	12,100	12,100	613	613	0	

009-027-026-00	2026 Est. T.C.V.	BALL SAM & RACHEL
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 27 T22N R8W BEG AT NE COR SEC 34, TH S 89 DEG 56'20"W 473.4 FT, N 53 DEG 0'28" W 102 FT, S 45 DEG 59'32" W 135 FT TO THREAD OF CLAM RIVER WHICH IS THE POB, TH N 45 DEG 59'32" E 135 FT. TH ALG C/L OF BLUE ROAD, TH N 53 DEG 0'28" W 251.63 FT, N 77 DEG 45'28" W 319.8 FT, TH S 60 DEG 42'32" W 173.88 FT, S 35 DEG 17'28" E TOTHEAD OF CLAM RIVER, TH FOLLOW RIVER DOWN STREAM TO POB.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

IRR SHAPE ACCESS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	100.00	100.00	1.1892	0.7071	250	100		21,022
Residentia INFERIOR@\$1400		1.09 Acres			1400	100		1,526
100 Actual Front Feet, 1.32 Total Acres					Total Est.		Land Value =	22,548

2026 Est. T.C.V. 009-027-026-00	=	22,548

Est. TCV/Total Floor Area = 29.06, Most recent sale 09/08/2017 for 15,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
9,200	9,200	9,200	6,820	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	2,100	0	0	184	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,300	11,300	11,300	7,004	7,004	0	

Garages
Class: C Exterior: Siding Foundation: 18 Inch (Finished)

Parcel Number: 009-028-001-00

Page: 2

Base Cost	988	39,609	38,421	
Common Wall: 1 Wall	1	-2,139	-2,075	
Door Opener	3	1,581	1,534	
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Storage Over Garage	960	12,710	12,329	
Base Cost	2520	79,481	77,097	
No Concrete Floor	2520	-16,405	-15,913	
Built-Ins				
Appliance Allow.	1	2,713	2,632	
Fireplaces				
Prefab 1 Story	1	2,542	2,466	
Prefab 2 Story	1	3,109	3,016	
Deck				
Composite	436	7,129	6,915	
Local Cost Items				
GENERATOR	1	1	1	*100% Good
Totals:		773,884	750,650	

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 923,300

2026 Est. T.C.V. 009-028-001-00							=	1,161,099
Est. TCV/Total Floor Area = 261.74, Most recent sale 09/30/2020 for 300,800								
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM				
507,000	507,000	507,000	439,128	2.70				
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	73,500	0	0	11,856	0			
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
580,500	580,500	580,500	450,984	450,984	450,984			

009-028-001-50	2026 Est. T.C.V.	HOBBS DAVID J & KAITLIN R
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC21 T22N R8W THAT PART OF N1/2 OF NE1/4 LYING W'LY OF CLAIM RIVER & BEG AT N
 1/4 COR TH N88°50'24"W 181.22FT. S0°23'06"W 1309.50FT, S88°51'22"E 180.68 FT,
 N'LY TO POB (PART OF PCL 5 2020-00766 CSUR) 36.24 A
 SPLIT 04/01/2020 FROM 009-028-001-00;

Split/Comb. on 04/01/2020 completed 04/01/2020 TIM ;
 Parent Parcel(s): 009-028-001-00;
 Child Parcel(s): 009-028-001-50;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

		* Factors *		E'LY PARCEL LINE IS RIVER		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
I 200' @ 250/	200.00	400.00	1.0000	1.0000	250 100	50,000
Residentia INFERIOR@\$1400	34.40	Acres	1400	100	+ 1/2 OF THE RIVER	48,164
200 Actual Front Feet, 36.24 Total Acres	Total Est. Land Value =					98,164

2026 Est. T.C.V.	009-028-001-50	=	98,164
Est. TCV/Total Floor Area = 22.13, Most recent sale 09/30/2020 for 300,800			
2025 Assessed	MBOR	S.E.V.	Base for Cap
44,100	44,100	44,100	41,147
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	5,000	0	1,110
2026 Assessed	MBOR	S.E.V.	Capped
49,100	49,100	49,100	42,257
			->Taxable<-
			PRE/MBT
			42,257

009-028-002-00	2026 Est. T.C.V.	LAKE TOWNSHIP
Property Class: 402		S BLOGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 28 T22N R8W S 1/2 OF NE 1/4 & N 1/2 OF N 1/2 OF SE 1/4. 120A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	200.00	400.00	1.0000	1.0000	250	100		50,000
Residentia 66 - 120	\$3800	117.25	Acres		3800	100		445,561
200 Actual Front Feet,	119.09	Total Acres			Total Est. Land Value =			495,561

2026 Est. T.C.V. 009-028-002-00	=	0
Est. TCV/Total Floor Area = 0.00, Most recent sale 06/17/2016 for 330,000		
2025 Assessed	MBOR	S.E.V.
0	0	0
		Base for Cap
		IRM
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	0	0
		Tax Adjustment
		0
2026 Assessed	MBOR	S.E.V.
0	0	0
		Capped
		->Taxable<-
		0
		PRE/MBT
		0

009-028-003-20	2026 Est. T.C.V.	ZUMBROCK JOSEPH TRUST &
Property Class: 401		9587 W CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 28 T22N R8W PCL F OF SURVEY RECORDED IN LIBER S-2 PP 334-335 INCL. 16.8A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		16.80 Acres	5600	100				94,080
		16.80 Total Acres					Total Est. Land Value =	94,080

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	650	50	2,103
Wood Frame	23.39	160	50	1,871
				Total Estimated Land Improvements True Cash Value = 3,974

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1997

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1092 SF Floor Area = 1092 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,092		
			Total:	132,472	92,731

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	829

Water/Sewer

1000 Gal Septic	1	4,386	3,070
Water Well, 100 Feet	1	5,415	3,790

Porches

WCP (1 Story)	420	12,902	9,031

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	936	27,397	19,178

Class: CD Exterior: Pole (Unfinished)

Base Cost	1224	25,937	18,156

Class: CD Exterior: Pole (Unfinished)

Base Cost	1120	23,733	16,613

Built-Ins

Appliance Allow.	1	1,897	1,328

Deck

w/Roof (Roof portion)	400	5,424	3,797

Breezeways

Frame Wall	173	10,172	7,120

Totals: 250,920 175,643

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 216,041

2026 Est. T.C.V. 009-028-003-20 = 314,095

Est. TCV/Total Floor Area = 287.63

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
138,000	138,000	138,000	83,524	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	19,000	0	0	2,255	0	

Parcel Number: 009-028-003-20Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
157,000	157,000	157,000	85,779	85,779	85,779

009-028-003-40	2026 Est. T.C.V.	MILLER RONALD G & CHERYL E
Property Class: 401		9695 W CLAM RIVER RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 28 T22N R8W PCL E OF SURVEY RECORDED IN LIBER S-2 PP 334-335 INCL. 16.8A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		16.80 Acres			5600	100		94,080
		16.80 Total Acres					Total Est. Land Value =	94,080

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	240	50	835
Metal Prefab	18.20	108	50	983

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/PATR/ALUOSBEL	11.20	228	50	1,277
/CI16/YARI/PATR/ALUOSBEL	11.20	192	50	1,075
/CI16/YARI/PATR/ALUOSBEL	11.20	240	50	1,344
/CI16/YARI/PATR/ALUOSBEL	11.20	160	50	896
Total Estimated Land Improvements True Cash Value =				6,410

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1988

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1148 SF Floor Area = 1148 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	840		
1 Story	Siding	Crawl Space	308		
		Total:		167,565	130,709

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,109

Water/Sewer

1000 Gal Septic	1	4,689	3,657
Water Well, 50 Feet	1	3,344	2,608

Deck

Treated Wood	36	1,454	1,134
Treated Wood	36	1,454	1,134
Treated Wood	144	3,217	2,509

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	576	16,111	12,567

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	960	34,550	26,949

Built-Ins

Appliance Allow.	1	2,713	2,116

Porches

WPP	9	468	365

Totals:	236,987	184,857

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 227,374

2026 Est. T.C.V. 009-028-003-40

= 327,864

Est. TCV/Total Floor Area = 285.60

Parcel Number: 009-028-003-40

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	142,100	142,100	142,100	74,986	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	21,800	0	0	2,024	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	163,900	163,900	163,900	77,010	77,010	77,010

009-028-003-60	2026 Est. T.C.V.	LABEAU JONATHAN & KAITLYN
Property Class: 401		4231 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 28 T22N R8W PCL D OF SURVEY RECORDED IN LIBER S-2 PP 331-333 INCL. 10.05A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.05 Acres			5600	100		56,280
		10.05 Total Acres					Total Est. Land Value =	56,280

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	29.49	96	50	1,415
Wood Frame	29.49	96	50	1,415
				Total Estimated Land Improvements True Cash Value = 2,830

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1975

(11) Heating System: Wall Furnace

Ground Area = 896 SF Floor Area = 896 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	896		
Expando			80		
			Total:	59,532	20,836

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	158	1,852	648

Plumbing

Average Fixture(s)	1	1,010	353

Water/Sewer

1000 Gal Septic	1	4,689	1,641
Water Well, 50 Feet	1	3,344	1,170

Deck

Treated Wood	160	3,446	1,206
Treated Wood	21	940	329
w/Roof (Roof portion)	200	3,306	1,157

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	768	26,365	9,228

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	1040	32,802	11,481

Built-Ins

Appliance Allow.	1	2,713	950

Totals:	139,999	48,999

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 46,059

2026 Est. T.C.V. 009-028-003-60 = 105,169

Est. TCV/Total Floor Area = 117.38, Most recent sale 07/19/2022 for 110,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
45,500	45,500	45,500	36,909	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,100	0	996	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
52,600	52,600	52,600	37,905	37,905	37,905

009-028-003-70	2026 Est. T.C.V.	PEARSON WM F
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 28 T22N R8W PCLS A & B BOOK S-2 PGS 331-333. 20.02A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$5000	20.02 Acres		5000	100		100,100
			20.02 Total Acres				Total Est. Land Value =	100,100

2026 Est. T.C.V. 009-028-003-70 = 100,100

Est. TCV/Total Floor Area = 111.72

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
37,000	37,000	37,000	12,306	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	13,100	0	332	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,100	50,100	50,100	12,638	12,638	12,638	

009-028-003-90	2026 Est. T.C.V.	PAIGE SANDRA J
Property Class: 401		4155 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 28 T22N R8W PCL C BOOK S-2 PGS 331-333. 10.01A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.01	Acres		5600	100		56,056
		10.01	Total Acres				Total Est. Land Value =	56,056

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	215	0	0
Wood Frame	27.96	120	50	1,677
Wood Frame	29.49	96	50	1,415

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
				Total Estimated Land Improvements True Cash Value = 4,042

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1995

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1232 SF Floor Area = 1232 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,232		
			Total:	191,353	149,256

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,109
2 Fixture Bath	1	2,996	2,337

Water/Sewer

1000 Gal Septic	1	4,689	3,657
Water Well, 50 Feet	1	3,344	2,608

Porches

WCP (1 Story)	120	5,836	4,552
WCP (1 Story)	24	1,776	1,385

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	780	29,500	23,010
Door Opener	1	527	411

Built-Ins

Appliance Allow.	1	2,713	2,116

Fireplaces

Wood Stove	1	2,503	1,952

Local Cost Items

SOLAR POWER SYSTEM	1	1	1	*100% Good

Totals: 246,660 192,394

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 236,645

2026 Est. T.C.V. 009-028-003-90 = 296,743

Est. TCV/Total Floor Area = 240.86, Most recent sale 09/22/2016 for 123,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-028-003-90

Page: 2

	127,700	127,700	127,700	82,414	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	20,700	0	0	2,225	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	148,400	148,400	148,400	84,639	84,639	84,639

009-028-004-00	2026 Est. T.C.V.	SCHLIEP VAN L
Property Class: 401		4451 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 28 T22N R8W (7*2007) S 1/2 OF NW 1/4 EX N 31 FT OF W 405.2 FT THOF AND EXC
 BEG @ SW CO, TH N 75 FT, E 190 FT, N 55 FT, E 300 FT, S 5 FT, E 830 FT, 575 FT,
 W 1320 FT TO POB 74.4183 A.
 COMBINE ON 8/4/2020 009-028-004-90
 FORMERLY SEC 28 T22N R8W S 1/2 OF NW 1/4 EXC N 500 FT OF W 405.2 FT THEREOF
 & EXC BEG AT SW COR OF S/2 OF NW/4; TH N 75 FT, E 190 FT, N 55 FT, E 300 FT, S
 55 FT, E 830 FT, S 75 FT, W 1320 FT TO POB. 72.75 AC. M/L.
 SPLIT ON 06/04/2007 INTO 009-028-004-89, 009-028-004-90, 009-028-004-94;

Split/Comb. on 06/04/2007 completed 06/04/2007 RAY ;
 Parent Parcel(s): 009-028-004-00;
 Child Parcel(s): 009-028-004-89, 009-028-004-90, 009-028-004-94;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$3800	74.42 Acres			3800	100		282,788
		74.42 Total Acres					Total Est. Land Value =	282,788

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1996

(11) Heating System: Forced Heat & Cool
 Ground Area = 1490 SF Floor Area = 1490 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,490		
			Total:	254,099	215,982

Other Additions/Adjustments

Recreation Room	1490	28,265	24,025

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806
2 Fixture Bath	1	2,996	2,547

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 50 Feet	1	3,344	2,842

Porches

WCP (1 Story)	120	5,836	4,961

Deck

Treated Wood	184	3,776	3,210

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	506	21,920	18,632
Common Wall: 1.5 Wall	1	-3,883	-3,301

Class: C Exterior: Pole (Unfinished)

Base Cost	1200	28,380	24,123

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals:	358,035	304,328

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 374,323

Parcel Number: 009-028-004-00

Page: 2

2026 Est. T.C.V. 009-028-004-00	=	657,111
Est. TCV/Total Floor Area = 441.01		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
297,800 297,800 297,800	155,037	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 30,800 0	0	4,185 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
328,600 328,600 328,600	159,222	159,222 159,222

009-028-004-94	2026 Est. T.C.V.	HATT KENNETH L & JANE
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 28 T22N R8W N 315 FT OF W 405.20 FT OF S/2 OF NW/4, EXC N 215 FT .9302 AC

2010 SPLIT FROM 028-004-95 INTO 028-004-94 - RETIRED - REACTIVATED .9302 AC
SEC 28 T22N R8W N 315 FT OF W 405.2 FT OF S 1/2 OF NW 1/4. 2.9302 AC. M/L

SEC 28 T22N R8W N 315 FT OF W 405.20 FT OF S/2 OF NW/4, EXC N 215 FT
THEREOF.

.9302 AC. M/L.

SPLIT ON 06/04/2007 FROM 009-028-004-00;

HISTORY-SEC 28 T22N R8W N 315 FT OF W 405.2 FT OF S 1/2 OF NW 1/4 EXC N 215 FT
THOF. .9302A. PARCEL 009-028-004-94 SPLIT ON 10-04-2010

Split/Comb. on 06/04/2007 completed 06/04/2007 RAY ;
Parent Parcel(s): 009-028-004-00;
Child Parcel(s): 009-028-004-89, 009-028-004-90, 009-028-004-94;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	100.00	405.11	1.1892	1.0032	110	100		13,123
100 Actual Front Feet, 0.93 Total Acres							Total Est. Land Value =	13,123

2026 Est. T.C.V.	009-028-004-94	=	13,123
Est. TCV/Total Floor Area =	8.81, Most recent sale 08/03/2007 for 7,500		
2025 Assessed	MBOR	S.E.V.	Base for Cap
5,400	5,400	5,400	2,934
			2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	1,200	0	79
2026 Assessed	MBOR	S.E.V.	Capped
6,600	6,600	6,600	3,013
			3,013
			PRE/MBT
			3,013

009-028-004-95	2026 Est. T.C.V.	HATT KENNETH L & JANE
Property Class: 401		4269 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 28 T22N R8W N 215 FT OF W 405.2 FT OF S 1/2 OF NW 1/4. 2.0A. SPLIT PARCEL
 009-028-004-95 10-04-2010

2011

SPLIT FROM 028-004-95 INTO 028-004-94 - RETIRED - REACTIVATED .9302 AC
 SEC 28 T22N R8W N 315 FT OF W 405.2 FT OF S 1/2 OF NW 1/4. 2.9302 AC. M/L

08-27-2008 009-028-004-94 Combined with this parcel for 2009.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	215.00	405.20	0.9821	1.0032	110	100		23,301
215 Actual Front Feet, 2.00 Total Acres							Total Est. Land Value =	23,301

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	41.30	80	50	1,652
Wood Frame	41.30	80	50	1,652
Total Estimated Land Improvements True Cash Value =				3,304

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 1996

(11) Heating System: Wall Furnace
 Ground Area = 1140 SF Floor Area = 1140 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1140		
			Total:	87,390	48,064

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	182	2,242	1,233
Plumbing			
Average Fixture(s)	1	1,293	711
3 Fixture Bath	1	3,780	2,079
Water/Sewer			
1000 Gal Septic	1	5,433	2,988
Water Well, 100 Feet	1	6,387	3,513
Deck			
Treated Wood	160	3,653	2,009
Built-Ins			
Appliance Allow.	1	3,899	2,144
Totals:		114,077	62,741

Notes: Dutch #6746D

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 58,977

2026 Est. T.C.V. 009-028-004-95 = 85,582
 Est. TCV/Total Floor Area = 75.07, Most recent sale 12/01/1997 for 45,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
34,800	34,800	34,800	20,018	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,000	0	540	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
42,800	42,800	42,800	20,558	20,558	20,558

009-028-005-00	2026 Est. T.C.V.	GEERS J DEAN & JANET L
Property Class: 401		4535 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 28 T22N R8W N 1/2 OF SW 1/4 & BEG AT SW COR OF S/2 OF NW/4; TH N 75 FT, E 190 FT, N 55 FT, E 300 FT, S 55 FT, E 830 FT, S 75 FT, W 1320 FT TO POB.
82.6515 Ac. M/L

08-27-2008 009-028-004-89 Combined with this parcel for 2009.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$3800	82.65 Acres			3800	100		314,070
		82.65 Total Acres					Total Est. Land Value =	314,070

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	6000	0	0
D/W/P: 4in Ren. Conc.	8.17	1300	0	0
D/W/P: 4in Ren. Conc.	8.17	400	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	2	95	19,000
Total Estimated Land Improvements True Cash Value =				19,000

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 10 Blt 1996

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1954 SF Floor Area = 3281 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Pine Logs	Basement	1,954		
1 Story	Siding	Overhang	350		
		Total:		418,479	334,825

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582
2 Fixture Bath	1	2,996	2,397

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 100 Feet	1	5,734	4,587

Porches

WPP	300	5,364	4,291

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	728	28,188	22,550
Common Wall: 1 Wall	1	-2,589	-2,071
Door Opener	2	1,054	843

Class: C Exterior: Pole (Unfinished)

Base Cost	960	23,434	18,747
Door Opener	1	527	422

Built-Ins

Appliance Allow.	1	2,713	2,170

Fireplaces

Exterior 1 Story	1	6,387	5,110

Deck

w/Roof (Roof portion)	288	4,406	3,525

Parcel Number: 009-028-005-00

Page: 2

w/Roof (Roof portion)	640	9,530	7,624
w/Roof (Roof portion)	480	7,205	5,764

Totals:	524,017	419,255

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 515,684

2026 Est. T.C.V. 009-028-005-00	=	848,754

Est. TCV/Total Floor Area = 258.69

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
385,100	385,100	385,100	188,264	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	39,300	0	5,083	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
424,400	424,400	424,400	193,347	193,347	193,347

009-028-006-00	2026 Est. T.C.V.	BAKER RICKY CHARLES ET EL
Property Class: 401		4789 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 28 T22N R8W E 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4. 10A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.00	Acres		5600	100		56,000
		10.00	Total Acres				Total Est. Land Value =	56,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.60	240	0	0
Wood Frame	17.88	960	25	4,291
Total Estimated Land Improvements				True Cash Value = 4,291

Cost Est. for Res. Bldg: 1 Single Family HUD Cls D Blt 1975

(11) Heating System: Wall/Floor Furnace

Ground Area = 2253 SF Floor Area = 2253 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,253		
			Total:	216,124	118,868

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Water/Sewer

1000 Gal Septic	1	4,109	2,260
Water Well, 50 Feet	1	3,344	1,839

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	480	16,445	9,045

Built-Ins

Appliance Allow.	1	1,607	884

Porches

CCP (1 Story)	20	865	476

Totals: 243,482 133,915

Notes: ENCLOSED CONVERSION FROM MANUFACTURED WITH COVERED ROOF. CONSTRUCTION YEAR UNKNOWN. NO KNOWN

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 132,576

2026 Est. T.C.V. 009-028-006-00 = 192,867

Est. TCV/Total Floor Area = 85.60

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
77,800	77,800	77,800	33,754	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	18,600	0	911	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
96,400	96,400	96,400	34,665	34,665	34,665	

009-028-006-40	2026 Est. T.C.V.	RICHARDS DAREK M
Property Class: 401		4887 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 28 T22N R8W S 1/2 OF W 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4. 5A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	660.00	0.8823	1.1334	110	100		36,300
330 Actual Front Feet, 5.00 Total Acres							Total Est. Land Value =	36,300

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	17.88	480	20	1,716
Wood Frame	19.19	240	20	921
Total Estimated Land Improvements				2,637

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D-10 Blt 2009

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1344 SF Floor Area = 1344 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,344		
			Total:	130,296	112,064

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	850

Water/Sewer

1000 Gal Septic	1	4,109	3,534
Water Well, 50 Feet	1	3,344	2,876

Porches

WGEP (1 Story)	324	18,808	16,175
Foundation: Shallow	324	-1,646	-1,416
WGEP (2 Story)	288	27,239	23,426
Foundation: Shallow	288	-1,541	-1,325
WCP (1 Story)	128	4,968	4,272
Foundation: Shallow	128	-991	-852

Built-Ins

Appliance Allow.	1	1,607	1,382

Totals: 187,181 160,986

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 198,013

2026 Est. T.C.V. 009-028-006-40 = 236,950

Est. TCV/Total Floor Area = 176.30, Most recent sale 04/28/2023 for 171,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
99,200	99,200	99,200	90,109	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	19,300	0	2,432	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
118,500	118,500	118,500	92,541	92,541	92,541	

009-028-006-50 2026 Est. T.C.V. HALE LUCY T & MERCER JAMES &
 Property Class: 401 4849 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 28 T22N R8W N 1/2 OF W 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4. 5A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	660.00	0.8823	1.1334	110	100		36,300
330 Actual Front Feet, 5.00 Total Acres							Total Est. Land Value =	36,300

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.43	112	50	1,256
Total Estimated Land Improvements			True Cash Value =	1,256

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 0

(11) Heating System: Wall Furnace

Ground Area = 550 SF Floor Area = 550 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	550		
Total:				34,634	12,122

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	783	274

Water/Sewer

1000 Gal Septic	1	4,109	1,438
Water Well, 100 Feet	1	5,150	1,802

Built-Ins

Appliance Allow.	1	1,607	562

Deck

w/Roof (Roof portion)	1440	17,539	6,139

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	1200	22,464	7,862
No Concrete Floor	1200	-6,552	-2,293

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	1280	35,827	12,539
No Concrete Floor	1280	-6,989	-2,446

Totals: 108,572 37,999

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 35,719

2026 Est. T.C.V. 009-028-006-50 = 73,275

Est. TCV/Total Floor Area = 133.23, Most recent sale 02/01/1988 for 8,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
30,400	30,400	30,400	18,881	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	6,200	0	0	509	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,600	36,600	36,600	19,390	19,390	0	

009-028-006-60	2026 Est. T.C.V.	FINNERTY LARRY J
Property Class: 401		9660 W BUCK AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 28 T22N R8W W 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4 & E 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4. 20A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$5000	20.00	Acres	5000	100		100,000
			20.00	Total Acres			Total Est. Land Value =	100,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.19	240	50	2,303
				Total Estimated Land Improvements True Cash Value = 2,303

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1991

(11) Heating System: Forced Air w/ Ducts

Ground Area = 864 SF Floor Area = 864 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Basement	864			*46% Good
			Total:	115,423	57,306	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	454

Water/Sewer

1000 Gal Septic	1	4,109	1,890
Water Well, 50 Feet	1	3,344	1,538

Porches

WPP	80	2,278	1,048
WPP	150	3,249	1,495

Built-Ins

Appliance Allow.	1	1,607	739

Totals: 130,998 64,470

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 79,298

2026 Est. T.C.V. 009-028-006-60 = 181,601

Est. TCV/Total Floor Area = 210.19

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
71,200	71,200	71,200	30,547	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	19,600	0	0	824	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,800	90,800	90,800	31,371	31,371	31,371	

009-028-006-80	2026 Est. T.C.V.	RUELL DANIEL & GLORIA
Property Class: 401		4895 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 28 T22N R8W N 1/2 OF S 1/2 OF SW 1/4 OF SW 1/4. 10 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.00	Acres		5600	100		56,000
		10.00	Total Acres				Total Est. Land Value =	56,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	10.25	900	0	0
D/W/P: 3.5 Concrete	7.58	33	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 1997

(11) Heating System: Wall Furnace

Ground Area = 1216 SF Floor Area = 1216 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1088		
Addition	Siding	Crawl	128		
			Total:	94,677	52,072

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	168	2,070	1,138

Plumbing

Average Fixture(s)	1	1,293	711
3 Fixture Bath	1	3,780	2,079

Water/Sewer

1000 Gal Septic	1	5,433	2,988
Water Well, 50 Feet	1	3,351	1,843

Garages

Class: BC Exterior: Pole (Unfinished)

Base Cost	528	20,022	11,012
Door Opener	1	659	362

Built-Ins

Appliance Allow.	1	3,899	2,144

Fireplaces

Interior 1 Story	1	6,783	3,731

Totals: 141,967 78,080

Notes: HUD - DUTCH HOUSING SER # 10082D

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 73,395

2026 Est. T.C.V. 009-028-006-80 = 130,345

Est. TCV/Total Floor Area = 107.19, Most recent sale 06/16/2008 for 52,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
55,200	55,200	55,200	38,859	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	10,000	0	1,049	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
65,200	65,200	65,200	39,908	39,908	0	

009-028-007-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

NOWLAND STEPHEN & AMANDA
4855 S LACHANCE RD
LAKE CITY, MI 49651

. SEC 28 T22N R8W S 1/2 OF N 1/2 OF SW 1/4 OF SW 1/4. 10 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.00	Acres		5600	100		56,000
		10.00	Total Acres				Total Est. Land Value =	56,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	18.08	50	0	0
D/W/P: 4in Ren. Conc.	8.17	200	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1974

(11) Heating System: Electric Baseboard
Ground Area = 1456 SF Floor Area = 1456 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,456		
			Total:	220,220	143,143
Other Additions/Adjustments					
	Recreation Room		724	13,734	8,927
Exterior	Brick Veneer		96	1,590	1,033
	Basement, Outside Entrance, Above Grade		1	1,980	1,287
Plumbing					
	Average Fixture(s)		1	1,422	924
	3 Fixture Bath		1	4,478	2,911
Water/Sewer					
	1000 Gal Septic		1	4,689	3,048
	Water Well, 50 Feet		1	3,344	2,174
Porches					
	CCP (1 Story)		154	4,384	2,850
	WCP (1 Story)		312	10,789	7,013
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
	Base Cost		440	19,950	12,967
	Common Wall: 1 Wall		1	-2,589	-1,683
	Door Opener		1	527	343
Built-Ins					
	Appliance Allow.		1	2,713	1,763
Fireplaces					
	Interior 1 Story		1	5,235	3,403
	Totals:			292,466	190,103

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 233,827

Parcel Number: 009-028-007-00

Page: 2

2026 Est. T.C.V. 009-028-007-00 = 290,777
 Est. TCV/Total Floor Area = 199.71, Most recent sale 06/16/2021 for 130,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
124,700	124,700	124,700	98,094	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	20,700	0	0	2,648	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
145,400	145,400	145,400	100,742	100,742	100,742

009-028-008-00	2026 Est. T.C.V.	LONSWAY JOHN & JUDITH
Property Class: 401		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 28 T22N R8W S 1/2 OF S 1/2 OF SW 1/4 OF SW 1/4. 10 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.00	Acres		5600	100		56,000
		10.00	Total Acres				Total Est. Land Value =	56,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 2003

(11) Heating System: Space Heater

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Water/Sewer

1000 Gal Septic	1	4,386	3,509
Water Well, 50 Feet	1	3,344	2,675

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	3584	75,945	70,629	*93% Good

Totals:	83,675	76,813

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 94,480

2026 Est. T.C.V. 009-028-008-00 = 150,480

Est. TCV/Total Floor Area = 0.00, Most recent sale 04/01/2003 for 28,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
67,500	67,500	67,500	36,832	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,700	0	994	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
75,200	75,200	75,200	37,826	37,826	0

009-028-009-00	2026 Est. T.C.V.	PATTERSON JAMES D
Property Class: 401		4785 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 28 T22N R8W N 1/2 OF N 1/2 OF SW 1/4 OF SW 1/4. 10 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.00	Acres		5600	100		56,000
		10.00	Total Acres				Total Est. Land Value =	56,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	672	50	2,463
Wood Frame	24.86	120	50	1,491
				Total Estimated Land Improvements True Cash Value = 3,954

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1008 SF Floor Area = 1512 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,008		
			Total:	178,487	116,016

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770
3 Fixture Bath	1	3,721	2,419

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 50 Feet	1	3,344	2,174

Porches

WCP (1 Story)	210	7,854	5,105
WCP (1 Story)	96	4,444	2,889

Deck

Treated Wood	80	2,133	1,386
Treated Wood	256	4,588	2,982
w/Roof (Roof portion)	800	10,744	6,984
w/Roof (Roof portion)	100	1,633	1,061

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	840	25,099	16,314
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	672	23,910	15,541
Common Wall: 1/2 Wall	1	-1,207	-785
Class: CD Exterior: Pole (Unfinished)			
Base Cost	1200	25,428	16,528

Built-Ins

Appliance Allow.	1	1,897	1,233

Totals: 297,646 193,468

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 237,966

2026 Est. T.C.V. 009-028-009-00 = 297,920

Est. TCV/Total Floor Area = 197.04, Most recent sale 08/01/1995 for 93,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-028-009-00

Page: 2

	129,300	129,300	129,300	74,620	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,700	0	0	2,014	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	149,000	149,000	149,000	76,634	76,634	76,634

009-028-011-00	2026 Est. T.C.V.	PERSENAIRE JEFFREY M
Property Class: 402		S BLOGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 28 T22N R8W S 1/2 OF N 1/2 OF SE 1/4. 40 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3800	40.00	Acres	3800	100			152,000
		40.00	Total Acres				Total Est. Land Value =	152,000

2026 Est. T.C.V. 009-028-011-00 = 152,000

Est. TCV/Total Floor Area = 100.53, Most recent sale 09/18/2024 for 155,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
74,000	74,000	74,000	74,000	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,000	0	1,998	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
76,000	76,000	76,000	75,998	75,998	75,998	

009-028-012-00	2026 Est. T.C.V.	GUNNERSON JOANN ETAL AS J/T
Property Class: 402		W BUCK AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 28 T22N R8W SW 1/4 OF SE 1/4. 40 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3800	40.00	Acres	3800	100			152,000
		40.00	Total Acres				Total Est. Land Value =	152,000

2026 Est. T.C.V. 009-028-012-00 = 152,000

Est. TCV/Total Floor Area = 100.53

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
74,000	74,000	74,000	16,212	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,000	0	437	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
76,000	76,000	76,000	16,649	16,649	0	

009-028-013-00	2026 Est. T.C.V.	ROBBINS JACK D
Property Class: 402		S BLODGET RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 28 T22N R8W SE 1/4 OF SE 1/4. 40 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3800	40.00	Acres	3800	100			152,000
		40.00	Total Acres				Total Est. Land Value =	152,000

2026 Est. T.C.V. 009-028-013-00 = 152,000

Est. TCV/Total Floor Area = 100.53

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
74,000	74,000	74,000	16,212	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,000	0	437	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
76,000	76,000	76,000	16,649	16,649	16,649	

009-029-001-00	2026 Est. T.C.V.	SCHUT MARY LOU TRUST
Property Class: 102		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PA 116 1989 SEC 29 T22N R8W NE 1/4 OF NE 1/4 EXC N 212 FT OF E 390 FT THOF.
38.1019A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 66 - 120 Acres		38.10 Acres			3800	100		144,780
		38.10 Total Acres					Total Est. Land Value =	144,780

Ag. Bld 1 1960, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	17.36	1440	24,998
Default Walls	5.75	1440	8,280

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35	Depr. Cost =	11,647
ECF (101 AGRICULTURE)	0.750 => TCV of Bldg: 1 =	8,735

Total Estimated True Cash Value of Agricultural Buildings	=	8,735

2026 Est. T.C.V. 009-029-001-00	=	153,515

Est. TCV/Total Floor Area = 101.53

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
64,800	64,800	64,800	12,871	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	12,000	0	0	347	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
76,800	76,800	76,800	13,218	13,218	13,218	

009-029-001-90	2026 Est. T.C.V.	BEERENS SHELDA A
Property Class: 401		4040 S LACHANCE RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 29 T22N R8W N 212 FT OF E 390 FT OF NE 1/4 OF NE 1/4 1.8981A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 -	2.99@	\$9000	1.90	Acres	9000	100		17,100
			1.90	Total Acres			Total Est. Land Value =	17,100

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1984

(11) Heating System: Forced Air w/ Ducts
Ground Area = 672 SF Floor Area = 840 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	672		
			Total:	114,243	74,258

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 50 Feet	1	3,344	2,174

Porches

CGEP (1 Story)	156	9,753	6,339

Deck

Treated Wood	48	1,628	1,058

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 432 17,634 11,462

Built-Ins

Appliance Allow.	1	1,897	1,233

Totals: 154,070 100,145

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 123,178

2026 Est. T.C.V. 009-029-001-90 = 140,278

Est. TCV/Total Floor Area = 167.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
60,800	60,800	60,800	33,102	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	9,300	0	0	893	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
70,100	70,100	70,100	33,995	33,995	33,995

009-029-002-00	2026 Est. T.C.V.	SCHUT MARY LOU TRUST
Property Class: 101		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PA 116 1989 SEC 29 T22N R8W SW 1/4 OF NE 1/4. 40 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 30 - 65 ACRES		40.00 Acres			3800	100		152,000
		40.00 Total Acres					Total Est. Land Value =	152,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.05	632	94	11,912
Wood Frame	20.05	768	94	14,474
Total Estimated Land Improvements				26,386

2026 Est. T.C.V. 009-029-002-00 = 178,386

Est. TCV/Total Floor Area = 212.36

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
77,000	77,000	77,000	18,816	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	12,200	0	0	508	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,200	89,200	89,200	19,324	19,324	19,324	

009-029-002-50	2026 Est. T.C.V.	SCHUT MARY LOU TRUST
Property Class: 102		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

NW 1/4 OF THE NE 1/4 EXCEPT NE 1/4 THERE OF SEC 29 T22N R8W 30A
 SPLIT ON 04/14/2017 COMPLETED 04/14/2017 PARENT PARCEL(S): 009-029-002-50; CHILD
 PARCEL(S): 009-029-002-90;
 FORMERLY SEC 29 T22N R8W NW 1/4 OF NE 1/4. 40A.

Split/Comb. on 04/14/2017 completed 04/14/2017 TIM ;
 Parent Parcel(s): 009-029-002-50;
 Child Parcel(s): 009-029-002-90;

 SPLIT THE NE1/4 10A

Land Value Estimates for Land Table Ag 1 .A - Agriculture
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 30 - 65 ACRES		20.00 Acres	3800		100			76,000
AGRICULTRU INFERIOR		10.00 Acres	1400		100			14,000
		30.00 Total Acres					Total Est. Land Value =	90,000

2026 Est. T.C.V. 009-029-002-50 = 90,000

Est. TCV/Total Floor Area = 107.14

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
39,000	39,000	39,000	10,256	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,000	0	276	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,000	45,000	45,000	10,532	10,532	10,532	

009-029-002-90	2026 Est. T.C.V.	SCHUT COLLIN J
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2017-01519 NE 1/4 OF THE NW 1/4 OF THE NE 1/4 S29 T22N R8W 10 A TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND UTILITIES TOGETHER WITH REASONABLE RIGHTS TO MAINTAIN SAME OVER AND ACROSS THE NORTH 33' OF THE NE1/4 OF TH NE/14 OF SEC29, T22N, R8W, LAKE TOWNSHIP.
SPLIT ON 04/14/2017 FROM 009-029-002-50;
FORMERLY SEC 29 T22N R8W NW 1/4 OF NE 1/4. 40A.

Split/Comb. on 04/14/2017 completed 04/14/2017 TIM ;
Parent Parcel(s): 009-029-002-50;
Child Parcel(s): 009-029-002-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.00	Acres		5600	100		56,000
		10.00	Total Acres				Total Est. Land Value =	56,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/PATR/PICSL	24.80	1080	25	6,696
/CI16/YARI/PATR/OPELMVOWL	9.08	800	25	1,816
Total Estimated Land Improvements True Cash Value =				8,512

2026 Est. T.C.V. 009-029-002-90 = 64,512

Est. TCV/Total Floor Area = 76.80, Most recent sale 04/20/2017 for 15,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
28,000	28,000	28,000	4,499	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,300	0	121	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
32,300	32,300	32,300	4,620	4,620	0

009-029-003-01	2026 Est. T.C.V.	SCHUT MARY LOU TRUST
Property Class: 101		4242 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PA 116 1989 SEC 29 T22N R8W (13*TRACT*2024) N 1/2 OF SE 1/4 OF NE 1/4 EXC S 416
 FT OF E 418 FT THOF & EXC BEG 416 FT N OF SE COR, TH N 204 FT, W 230 FT, S 204
 FT, E 230 FT TO POB. 14.9310A.
 SPLIT ON 05/31/2024 FROM 009-029-003-00;

Split/Comb. on 05/31/2024 completed 05/31/2024 TIM ;
 Parent Parcel(s): 009-029-003-00;
 Child Parcel(s): 009-029-003-01, 009-290-003-05;

Land Value Estimates for Land Table Ag 1 .A - Agriculture
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 8 - 17 Acres		14.93 Acres			3800	100		56,738
		14.93 Total Acres					Total Est. Land Value =	56,738

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/CHALF/04'/3	4.04	200	50	404
Total Estimated Land Improvements				True Cash Value = 404

Ag. Bld 1 0, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost
 Height: 14 ft

Description	Rate	Size	Cost New
Base Cost	18.69	1440	26,914
Default Walls	6.19	1440	8,914

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Depr. Cost = 16,123
 ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 1 = 12,092

Ag. Bld 2 1975, Lean-To Utility Shed, Lean-To Class:D,Pole Quality:Low Cost
 Height: 12 ft

Description	Rate	Size	Cost New
Base Cost	3.51	690	2,422
Default Walls	6.69	518	3,465

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Depr. Cost = 2,649
 ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 2 = 1,987

Ag. Bld 3 1976, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost
 Height: 8 ft

Description	Rate	Size	Cost New
Base Cost	16.28	1472	23,964
Default Walls	5.39	1472	7,934

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Depr. Cost = 14,354
 ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 3 = 10,766

Ag. Bld 4 2007, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost
 Height: 12 ft

Description	Rate	Size	Cost New
Base Cost	19.86	660	13,108
Default Walls	6.58	660	4,343

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/50/100/100/22.5 Depr. Cost = 3,926
 ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 4 = 2,945

Ag. Bld 5 2018, Lean-To Loafing Shed Class:D,Pole Quality:Low Cost
 Height: 10 ft

Parcel Number: 009-029-003-01

Page: 2

Description	Rate	Size	Cost New
Base Cost	4.70	270	1,269
Default Walls	7.31	203	1,484

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90	Depr. Cost =	2,478
ECF (101 AGRICULTURE)	0.750 => TCV of Bldg: 5 =	1,858

Total Estimated True Cash Value of Agricultural Buildings	=	29,648

2026 Est. T.C.V. 009-029-003-01	=	86,790

Est. TCV/Total Floor Area = 103.32

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
37,100	37,100	37,100	37,100	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,300	0	1,001	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
43,400	43,400	43,400	38,101	38,101	38,101

009-029-003-05 2026 Est. T.C.V. SCHUT MARY LOU TRUST
 Property Class: 401 4242 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

PA 116 1989 SEC 29 T22N RBW (0*2024) BEG 416 FT N OF SE COR OF N 1/2 OF SE 1/4
 OF NE 1/4, TH N 204 FT, W 230 FT, S 204 FT, E 230 FT TO POB. 1.0771A. SPLIT ON
 05/30/2024 FROM 009-029-003-00;

Split/Comb. on 05/31/2024 completed 05/31/2024 TIM ;
 Parent Parcel(s): 009-029-003-00;
 Child Parcel(s): 009-029-003-01, 009-290-003-05;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	204.00	230.00	0.9951	0.8708	110	100		19,444
204 Actual Front Feet, 1.08 Total Acres Total Est. Land Value =								19,444

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C -5 Blt 1962

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1329 SF Floor Area = 1661 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,329		
			Total:	218,751	131,246

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853
2 Fixture Bath	1	2,996	1,798

Water/Sewer

1000 Gal Septic	1	4,689	2,813
Water Well, 50 Feet	1	3,344	2,006

Porches

CCP (1 Story)	42	1,380	828

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	780	29,500	17,700
Common Wall: 1/2 Wall	1	-1,294	-776

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Interior 1 Story	1	5,235	3,141
Exterior 1 Story	1	6,387	3,832

Breezeways

Frame Wall	72	4,860	2,916

Totals: 279,983 167,985

Notes:

ECF (101 AGRICULTURE) 1.230 => TCV: 206,622

2026 Est. T.C.V. 009-029-003-05 = 226,066

Est. TCV/Total Floor Area = 136.10

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
95,900	95,900	95,900	95,900	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	17,100	0	2,589	0		

Parcel Number: 009-029-003-05

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
113,000	113,000	113,000	98,489	98,489	0

009-029-003-80	2026 Est. T.C.V.	SCHUT DUANE JAY
Property Class: 401		4346 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 29 T22N R8W S 416 FT OF E 418 FT OF N 1/2 OF SE 1/4 OF NE 1/4. 3.9919A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	416.00	418.00	0.8327	1.0111	110	100		38,526
416 Actual Front Feet, 3.99 Total Acres							Total Est. Land Value =	38,526

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.60	280	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1972

(11) Heating System: Wall Furnace

Ground Area = 720 SF Floor Area = 720 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	720		
Expando			48		
Total:				41,661	14,582

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	144	1,607	562

Plumbing

Average Fixture(s)	1	783	274

Water/Sewer

1000 Gal Septic	1	4,109	1,438
Water Well, 100 Feet	1	5,150	1,802

Built-Ins

Appliance Allow.	1	1,607	562

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	2448	45,827	16,039

Totals:	100,744	35,259

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCv: 33,143

2026 Est. T.C.V. 009-029-003-80	=	72,619

Est. TCv/Total Floor Area = 100.86

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
30,000	30,000	30,000	17,637	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	6,300	0	0	476	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,300	36,300	36,300	18,113	18,113	18,113	

009-029-004-00	2026 Est. T.C.V.	SCHUT COLLIN
Property Class: 401		4530 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 29 T22N R8W PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6P45 DESC AS:
E 416 FT OF S 1/2 OF SE 1/4 OF NE 1/4 EXC N 208 FT THOF & EXC S 66 FT THOF.
3.6863A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	381.60	416.00	0.8509	1.0099	110	100		36,067
382 Actual Front Feet, 3.64 Total Acres							Total Est. Land Value =	36,067

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	700	0	0
D/W/P: 4in Concrete	6.96	207	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1973

(11) Heating System: Forced Hot Water

Ground Area = 924 SF Floor Area = 924 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	924		
			Total:	153,074	99,497

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174

Porches

CCP (1 Story)	42	1,380	897

Deck

Treated Wood	330	5,544	3,604
Treated Wood	94	2,389	1,553
w/Roof (Roof portion)	207	3,401	2,211

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	816	30,445	19,789
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	1	527	343

Built-Ins

Appliance Allow.	1	2,713	1,763

Totals: 209,335 136,067

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 167,362

2026 Est. T.C.V. 009-029-004-00 = 205,804

Est. TCV/Total Floor Area = 222.73, Most recent sale 06/15/2018 for 170,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-029-004-00

Page: 2

	87,600	87,600	87,600	63,207	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	15,300	0	0	1,706	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	102,900	102,900	102,900	64,913	64,913	64,913

009-029-004-80	2026 Est. T.C.V.	SCHUT COLLIN J
Property Class: 101		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 29 T22N R8W S 1/2 OF SE 1/4 OF NE 1/4 EXC E 416 FT THOF. 13.697A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 8 - 17 Acres		7.70 Acres	3800	100				29,249
AGRICULTRU SURPLUS 2600/		6.00 Acres	2600	100				15,600
		13.70 Total Acres					Total Est. Land Value =	44,849

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/FARAR/BARWOSPTSL	4.47	2000	100	8,940
				Total Estimated Land Improvements True Cash Value = 8,940

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2016

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Plumbing

3 Fixture Bath	1	-4,478	-4,120

Deck

w/Roof (Roof portion)	240	3,828	3,522

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	1140	26,961	24,804

Totals:	26,311	24,206

Notes:

ECF (101 AGRICULTURE) 1.230 => TCV: 29,773

Ag. Bld 1 2012, No-Wall Loafing Shed Class:D,Pole Quality:Low Cost
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	2.68	12540	33,607

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80	Depr. Cost =	26,886
ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 1 =		20,164

Ag. Bld 2 2012, No-Wall Barn, General Purpose Class:D,Pole Quality:Low Cost
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	18.11	900	16,299

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80	Depr. Cost =	13,039

Unit in Place Item(s)	Rate	Quantity/Area	Depr. Cost
/A22/U00CL	3.64	256	100 931

ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 2 =		10,514

Ag. Bld 3 2000, No-Wall Barn, General Purpose Class:D,Pole Quality:Low Cost
Height: 10 ft

Parcel Number: 009-029-004-80

Page: 2

Description	Rate	Size	Cost New
Base Cost	18.14	896	16,253
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60	Depr. Cost =		9,752
Unit in Place Item(s)	Rate	Quantity/Area	Depr. Depr. Cost
/A22/UOCL	3.64	160	100 582
ECF (101 AGRICULTURE)	0.750 => TCV of Bldg: 3 =		7,773

Ag. Bld 4 2000, No-Wall Barn, General Purpose Class:D,Pole Quality:Low Cost
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	22.56	288	6,497
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60	Depr. Cost =		3,898
ECF (101 AGRICULTURE)	0.750 => TCV of Bldg: 4 =		2,924

Ag. Bld 5 2012, No-Wall Barn, General Purpose Class:C Quality:Low Cost
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	18.02	352	6,343
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60	Depr. Cost =		3,806
ECF (101 AGRICULTURE)	0.750 => TCV of Bldg: 5 =		2,854

Total Estimated True Cash Value of Agricultural Buildings = 44,229

2026 Est. T.C.V. 009-029-004-80 = 127,791

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
55,100	55,100	55,100	30,174	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,800	0	33,726	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
63,900	63,900	63,900	30,988	63,900	63,900

009-029-005-00	2026 Est. T.C.V.	PHELPS JEANETTE D
Property Class: 401		4448 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 29 T22N R8W N 208 FT OF E 416 FT OF S 1/2 OF SE 1/4 OF NE 1/4. 1.9864 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	208.00	416.00	0.9902	1.0099	110	100		22,880
208 Actual Front Feet, 1.99 Total Acres							Total Est. Land Value =	22,880

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.09	168	50	1,939
Total Estimated Land Improvements				True Cash Value = 1,939

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1952

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1520 SF Floor Area = 1520 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,520		
			Total:	176,339	105,804

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Water/Sewer

1000 Gal Septic	1	4,386	2,632
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Totals: 187,151 112,291

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 138,118

2026 Est. T.C.V. 009-029-005-00 = 162,937

Est. TCV/Total Floor Area = 107.20, Most recent sale 07/01/2011 for 23,305

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
68,700	68,700	68,700	27,026	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	12,800	0	0	729	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
81,500	81,500	81,500	27,755	27,755	27,755	

009-029-006-00	2026 Est. T.C.V.	SCHUT COLLIN
Property Class: 401		4530 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 29 T22N R8W S66 FT OF THE E 416 FT OF SE 1/4 OF NE 1/4 & N 40 FT OF E 200 FT OF N 1/2 OF SE 1/4 .814A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	106.00	332.86	1.1720	0.9551	110	100		13,052
106 Actual Front Feet,	0.81	Total Acres			Total Est.	Land Value =		13,052

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1993

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Door Opener	2	935	608
Base Cost	1440	45,230	29,399

Class: D Exterior: Pole (Unfinished)

Base Cost	640	13,389	6,694	*50% Good
No Concrete Floor	640	-3,494	-1,747	

Totals: 56,060 34,954

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 42,993

2026 Est. T.C.V. 009-029-006-00 = 56,045

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/15/2018 for 170,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
24,700	24,700	24,700	21,957	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,300	0	0	592	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,000	28,000	28,000	22,549	22,549	22,549	

009-029-007-00	2026 Est. T.C.V.	MALOTT SCOTT W & COURTNEY D
Property Class: 401		X SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 29 T22N R8W N 1/2 OF NW 1/4. 80 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>80@	\$3800	50.00	Acres	3800	100			190,000
Residentia INFERIOR@	\$1400	30.00	Acres	1400	100			42,000
		80.00	Total Acres				Total Est. Land Value =	232,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	29.29	12	50	175
Fencing: Wd, Solid, 6 ft.	29.29	24	50	351
				Total Estimated Land Improvements True Cash Value = 526

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 0

(11) Heating System: No Heating/Cooling

Ground Area = 720 SF Floor Area = 720 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	720		
			Total:	67,864	44,111

Other Additions/Adjustments

Water/Sewer

1000 Gal Septic	1	4,109	2,671
Water Well, 50 Feet	1	3,344	2,174

Deck

Treated Wood	150	3,158	2,053
Treated Wood	150	3,158	2,053

Fireplaces

Wood Stove	1	1,745	1,134

Local Cost Items

GENERATOR	1	1	1	*95% Good

Totals: 83,379 54,197

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 66,662

2026 Est. T.C.V. 009-029-007-00 = 299,188

Est. TCV/Total Floor Area = 415.54, Most recent sale 09/03/2021 for 320,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
145,200	145,200	145,200	119,237	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,400	0	3,219	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
149,600	149,600	149,600	122,456	122,456	0	

009-029-008-00	2026 Est. T.C.V.	MALOTT SCOTT W & COURTNEY D
Property Class: 402		X SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 29 T22N R8W SW 1/4 OF NW 1/4. 40 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>80@\$3800		40.00	Acres		3800	100		152,000
		40.00	Total Acres				Total Est. Land Value =	152,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	31.07	24	50	373
Wood Frame	31.07	40	50	621
Total Estimated Land Improvements				True Cash Value = 994

2026 Est. T.C.V. 009-029-008-00 = 152,994

Est. TCV/Total Floor Area = 212.49, Most recent sale 09/03/2021 for 320,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
74,500	74,500	74,500	45,921	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,000	0	1,239	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
76,500	76,500	76,500	47,160	47,160	0

009-029-009-00	2026 Est. T.C.V.	STATE OF MICHIGAN
Property Class: 402		X SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 29 T22N R8W SE 1/4 OF NW 1/4; AND SW 1/4. 200 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 121 - 300@	\$3800	200.00	Acres		3800	100		760,000
		200.00	Total Acres				Total Est. Land Value =	760,000

2026 Est. T.C.V. 009-029-009-00

= 0

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	0	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-029-010-00	2026 Est. T.C.V.	LAGALO JENNIE
Property Class: 401		4520 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 29 T22N R8W N 1/2 OF SE 1/4 & SW 1/4 OF SE 1/4 EXC N40 FT OF E 200 FT OF N
1/2 OF SE 1/4. 119.8163 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$3800	78.82	Acres		3800	100		299,501
Residentia INFERIOR@	\$1400	40.00	Acres		1400	100	LTD ACCESS @ LACHANCE	56,000
Residentia ROAD @ ZERO		1.00	Acres		0	100		0
119.82 Total Acres					Total Est. Land Value =			355,501

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.84	160	50	1,667
Total Estimated Land Improvements True Cash Value =				1,667

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1971

(11) Heating System: Electric Baseboard
Ground Area = 800 SF Floor Area = 800 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	800		
Total:				91,141	54,685

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Water/Sewer

1000 Gal Septic	1	4,109	2,465
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,607	964

Fireplaces

Exterior 1 Story	1	4,873	2,924

Totals:	106,062	63,637

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 78,274

2026 Est. T.C.V. 009-029-010-00 = 435,442

Est. TCV/Total Floor Area = 544.30, Most recent sale 06/12/2020 for 200,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
207,800	207,800	207,800	128,330	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,900	0	0	3,464	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
217,700	217,700	217,700	131,794	131,794	131,794	

009-029-011-00	2026 Est. T.C.V.	SUTTON LOUIS
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 29 T22N R8W S 198 FT OF SE 1/4 OF SE 1/4. 6A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	198.00	1320.00	1.00	25	1.3478	110	100	29,429
198 Actual Front Feet, 6.00			Total Acres			Total Est.	Land Value =	29,429

2026 Est. T.C.V. 009-029-011-00 = 29,429

Est. TCV/Total Floor Area = 36.79

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
12,000	12,000	12,000	6,560	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,700	0	177	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
14,700	14,700	14,700	6,737	6,737	6,737

009-029-011-20	2026 Est. T.C.V.	BRAINERD RICKY R & DELLA L
Property Class: 401		4900 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 29 T22N R8W SE 1/4 OF SE 1/4 EXC BEG 621 FT N OF SE COR, TH W 309 FT, N 293 1/2 FT, E 309 FT, S 293 1/2 FT & EXC N 405.5 FT OF E 224 FT THOF & EXC S 198 FT THOF. 29.8302A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$5000	29.83 Acres		5000	100		149,150
29.83 Total Acres Total Est. Land Value =								149,150

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	17.88	1340	25	5,990
Total Estimated Land Improvements True Cash Value =				5,990

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1972

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1324 SF Floor Area = 1324 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,324		
			Total:	143,071	78,690

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Water/Sewer

1000 Gal Septic	1	4,109	2,260
Water Well, 50 Feet	1	3,344	1,839

Garages

Class: D Exterior: Pole (Unfinished)			
Base Cost	576	12,332	6,783
No Concrete Floor	576	-3,145	-1,730
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	1440	45,230	24,876

Built-Ins

Appliance Allow.	1	1,607	884

Deck

w/Roof (Roof portion)	225	2,986	1,642
w/Roof (Roof portion)	468	5,728	3,150

Totals: 216,250 118,937

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 146,293

2026 Est. T.C.V. 009-029-011-20 = 301,433

Est. TCV/Total Floor Area = 227.67

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
121,100	121,100	121,100	54,485	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	29,600	0	0	1,471	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
150,700	150,700	150,700	55,956	55,956	55,956	

009-029-012-00 2026 Est. T.C.V. DANILOWICZ JAMES & DEBORAH
 Property Class: 401 4774 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 29 T22N R8W N1/2 OF E 224 FT OF N 405 1/2 FT OF SE 1/4 OF SE 1/4. 1.0426 A.
 SPLIT PART ON 7/2022 TO 009-029-012-50
 FORMERLY . SEC 29 T22N R8W E 224 FT OF N 405 1/2 FT OF SE 1/4 OF SE 1/4. 2.0852 A.

Split/Comb. on 07/29/2022 completed 07/29/2022 TIM ;
 Parent Parcel(s): 009-029-012-00;
 Child Parcel(s): 009-029-012-50;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	202.75	224.00	0.9966	0.8651	110	100		19,227
203 Actual Front Feet, 1.04 Total Acres Total Est. Land Value =								19,227

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.68	225	50	2,439
Total Estimated Land Improvements True Cash Value =				2,439

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1972

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1107 SF Floor Area = 1107 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,008		
1 Story	Siding	Slab	99		
Total:				114,567	80,195

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,185	829

Water/Sewer			
1000 Gal Septic	1	4,386	3,070
Water Well, 100 Feet	1	5,415	3,790

Deck			
Treated Wood	279	4,857	3,400
w/Roof (Roof portion)	240	3,466	2,426

Built-Ins			
Appliance Allow.	1	1,897	1,328

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	1296	40,707	28,495

Totals: 176,480 123,533

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 122,297

2026 Est. T.C.V. 009-029-012-00 = 143,963

Est. TCV/Total Floor Area = 130.05, Most recent sale 10/19/2022 for 115,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
63,500	63,500	63,500	56,617	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,500	0	1,528	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

72,000

72,000

72,000

58,145

58,145

0

009-029-012-50 2026 Est. T.C.V. GEERS JACK D & JANET L
 Property Class: 401 4824 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 29 T22N R8W S 1/2 OF E 224 FT OF N 405 1/2 FT OF SE 1/4 OF SE 1/4. 1.0426
 A A.
 SPLIT ON 07/29/2022 FROM 009-029-012-00;

Split/Comb. on 07/29/2022 completed 07/29/2022 TIM ;
 Parent Parcel(s): 009-029-012-00;
 Child Parcel(s): 009-029-012-50;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	202.75	224.00	0.9966	0.8651	110	100		19,227
203 Actual Front Feet, 1.04 Total Acres							Total Est. Land Value =	19,227

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1972

(11) Heating System: Wall Furnace
 Ground Area = 980 SF Floor Area = 980 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	980		
Expando			99		
			Total:	66,559	23,295

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,010	353

Water/Sewer

1000 Gal Septic	1	4,689	1,641
Water Well, 50 Feet	1	3,344	1,170

Porches

CCP (1 Story)	279	6,236	2,183
CCP (1 Story)	24	1,185	415

Block Foundation	198	2,944	1,030

Built-Ins

Appliance Allow.	1	2,713	950

Totals:	88,680	31,037

Notes: 1972 STAR MHD

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 29,175

2026 Est. T.C.V. 009-029-012-50 = 48,402

Est. TCV/Total Floor Area = 49.39, Most recent sale 08/05/2022 for 70,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
19,400	19,400	19,400	19,400	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	4,800	0	0	523	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
24,200	24,200	24,200	19,923	19,923	0	

009-029-013-00	2026 Est. T.C.V.	SCHAAF KEVIN L
Property Class: 401		4854 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 29 T22N R8W BEG 621 FT N OF SE COR SEC 29 TH N 293 1/2 FT W 309 FT S 293 1/2 FT E 309 FT TO POB. 2.082 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	293.50	309.00	0.9086	0.9375	110	100		27,500
294 Actual Front Feet,	2.08	Total Acres			Total Est.	Land Value =		27,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	10.90	270	50	1,471
Wood Frame	21.37	144	50	1,538
Total Estimated Land Improvements True Cash Value =				3,009

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1968

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1024 SF Floor Area = 1024 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,024		
			Total:	112,184	67,312

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Water/Sewer

1000 Gal Septic	1	4,109	2,465
Water Well, 50 Feet	1	3,344	2,006

Deck

Treated Wood w/Roof (Deck Portion)	160	3,298	1,979
Treated Wood w/Roof (Roof portion)	160	2,261	1,357
w/Roof (Roof portion)	192	2,632	1,579

Built-Ins

Appliance Allow.	1	1,607	964

Totals: 130,423 78,255

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 96,254

2026 Est. T.C.V. 009-029-013-00 = 126,763

Est. TCV/Total Floor Area = 123.79

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
53,600	53,600	53,600	23,581	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,800	0	0	636	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
63,400	63,400	63,400	24,217	24,217	24,217	

009-030-001-00	2026 Est. T.C.V.	STATE OF MICHIGAN
Property Class: 402		S SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 30 T22N R8W ENTIRE FRL SECTION. 647.07 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 121 - 300@	\$3800	647.07	Acres		3800	100		2,458,866
		647.07	Total Acres				Total Est. Land Value =	2,458,866

2026 Est. T.C.V. 009-030-001-00	=	0
Est. TCV/Total Floor Area = 0.00		
2025 Assessed	MBOR	S.E.V.
0	0	0
		Base for Cap
		IRM
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	0	0
		Tax Adjustment
		0
2026 Assessed	MBOR	S.E.V.
0	0	0
		Capped
		->Taxable<-
		0
		PRE/MBT
		0

009-031-001-00
Property Class: 402
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

DRAPER PHILLIP
5388 S BROWN RD
LAKE CITY, MI 49651

A PART OF THE NORTHEAST¼ OF SECTION 31, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE EAST¼ CORNER OF SAID SECTION; THENCE N89°29'46"W. ALONG THE EAST-WEST¼ LINE OF SAID SECTION, 1498.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°29'46"W, 187.37 FEET; THENCE N00°02'40"E, 956.34 FEET; THENCE S31°57'40"E, 23.09 FEET; THENCE 199.94 FEET ALONG A CURVE TO THE LEFT (RADIUS= I 26.2 I FEET. CHORD=S77°24'18"E, 179.68 FEET): THENCE S00°03'44"W, 899.24 FEET TO THE POINT OF BEGINNING. CONTAINING 3.85± ACRES.

SPLIT ON 7/2020 13.32 A TO 031-001-10

FORMERLY SEC31T22NR8W BEG N89DEG29'46"W 1498.5FT FROM E1/4COR TH N 0DEG03'44"E899.24FT, N36DEG08'02"E 90.78FT, N15DEG03'01"E297.75FT, N20DEG19'50"E 221.85FT, N23DEG19'38"W535.91FT, S89DEG40'35"W 815.66 FT, SSSDEG51'29"W107.22FT, S26DEG17'35"E 321.45FT, S48DEG59'05"E93.62FT, S33DEG09'11"E115.82FT, S16DEG19'19"E300.54FT, S32DGE40'52"E211.55FT, S0DEG03'44"W957.40FT, S89DEG29'46"E TO POB. 17.77AC

SPLIT ON 10/16/2019 26.33A TO PIN 009-031-001-25

FORMERLY SEC 31 T22N R8W (5*2006) NE 1/4 EXC BEG AT NE COR, TH S 0 DEG30'13"E TO SE COR, TH N89DEG29'46"W297.5 FT, N0DEG13'45"E 1024.06', N59 DEG 54'35"W 194.02FT, N 55 DEG 56'12"W 154.54 FT, N 43 DEG 31'06"W 209.58 FT, N 59 DEG 54'35"W 225.94 FT, N 29 DEG 0'23"W 167.60 FT, N 26 DEG 52'47"W 192.56 FT, N 66 DEG 13'21"W 73.35 FT, N76 DEG 47'19"W 142.24 FT, N 64 DEG 28'46"W 63.96 FT, N 52 DEG 10'12"W 170 FT, S 73 DEG 42'57"W 243.06 FT, S 19 DEG 36'07"W 96.37 FT, N 23 DEG 19'38"W 535.91 FT, S 89 DEG 40'35"W 815.66 FT, S22 DEG 51'29"W 107.22 FT, S 26 DEG 17'35"E 321.45 FT, S 48 DEG 59'05"E 93.62 FT, S 33 DEG 09'11"E 115.82 FT, S 16 DEG 19'17"E 300.54 FT, S 32 DEG 40'52"E 211.55 FT, S957.4 FT, N89DEG 29'46"W TO SW COR, N0DEG40'))"E TO NE COR, N89DEG 40'36"E TO POB EXC BEG 89D29'46"W 1060.85FT FROM E1/4 COR TH N0D03'44"E 1261.24FT, N89D29'46"W 307.19FT S15D03'01"W 297.75FT, S36D08'02"W 90.78FT, S0D03'44W 899.24FT, S89D29'46"E 437.65FT TO POB. 44.1 A. SPLIT ON 12/05/2006 INTO 009-031-001-92; SPLIT ON

05/16/2007 INTO 009-031-001-85; SPLIT ON 06/04/2007 INTO 009-031-001-75, 009-031-001-80; SPLIT ON 06/24/2009 INTO 009-031-031-70; SPLIT ON 10/20/2011 INTO 009-031-001-00, 009-031-001-65; SPLIT ON 06/04/2012 INTO 009-031-001-60; SPLIT ON 08/28/2012 INTO 009-031-001-50, 009-031-001-55; SPLIT(EXEMPT) ON 7/16/2013 INTO 009-031-001-45; SPLIT ON 05/04/2018 INTO 009-031-001-40 ; SPLIT ON 7/9/2018 INTO 009-031-004-35

FORMERLY (5*2006) 2013-02263 LTC SPLIT 20.88 ACRES FROM 81.98

PART OF THE NORTHEAST 1/4 OF SECTION 31, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN DESCRIBED AS COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 31, THENCE S89°46'55W 2636.58 FEET ALONG THE EAST AND WEST 1/4 LINE TO A POINT ON THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 31, THENCEN00°40'00'W 956.53 FEET ALONG SAID NORTH AND SOUTH 1/4LINE, THENCE N89°43'45"E 950.44 FEET TO A POINT ON THE CENTERLINE OF A 66 FOOT WIDE EASEMENT, THENCE ALONG SAID CENTERLINE THE FOLLOWING COARSES, N32°40'52'W 211.55 FEET, THENCE N16°19'17"E 300.54 FEET, THENCE NORTHWESTERLY 117.51 FEET ALONG THE ARC OF A 200 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARING N33°09'11 "W 115.82 FEET) THENCE NORTHWESTERLY 330.80 FEET ALONG THE ARC OF A 400 RADIUS CURVE TO THE RIGHT (LONG CHORD BEARING N26°17'35'W 321.45 FEET), THENCE LEAVING SAID CENTERLINE N22°51'29"E 107.22 FEET THENCE N89°40'35RE 634.64 FEET, THENCE S23°19'38"E 535.91 FEET TO A POINT ON SAID 66 FOOT WIDE EASEMENT, THENCE ALONG SAID EASEMENT THE FOLLOWING COARSES, N 19°3607"E 96.37 FEET, THENCE NORTHEASTERLY 283.34 FEET ALONG THE ARC OF A 150 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARING N73°42'57"E 243.06 FEET), THENCE S52°10'12"E 170.00 FEET, THENCE SOUTHEASTERLY 64.45 FEET ALONG THE ARC OF A 150 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARING S64°28'46"E 63.96 FEET), THENCE S76°47'19"E 142.24 FEET, THENCE SOUTHEASTERLY 274.66 FEET ALONG THE ARC OF A 200 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARING S37°26'45"E 253.58 FEET), THENCE SOUTHEASTERLY 176.01 FEET ALONG THE ARC OF A 163.16 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARING S29°00'23"E 167.60 FEET), THENCE S59°54'35RE 225.94 FEET, THENCE S43°31'06"E 209.58 FEET, THENCE S55°56'12"E 44.30 FEET, THENCE LEAVING SAID CENTERLINE OF THE 66 FOOT WIDE EASEMENT S89°29'47"W 119.23 FEET, THENCE S00°30'13"E 235.00 FEET, THENCE N89°29'47"E 210.00 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 31, THENCE S00°30'13"E 595.70 FEET TO THE POINT OF BEGINNING. CONTAINING 81.4 ACRES MORE OR LESS. TOGETHER WITH AND SUBJECT A 66 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AND ALSO SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF

RECORD. EXEPT BEG AS SW CNR THEN N 956.53' EAST 940.44 FEET; THENCE SOUTH 957.40 FEET; THENCE WEST TO THE POINT OF BEGINNING. 20.88A M/L

SPLIT ON 12/05/2006 INTO 009-031-001-92;
SPLIT ON 05/16/2007 INTO 009-031-001-85;
SPLIT ON 06/04/2007 INTO 009-031-001-75, 009-031-001-80;
SPLIT ON 06/24/2009 INTO 009-031-031-70;
SPLIT ON 10/20/2011 INTO 009-031-001-00, 009-031-001-65;
SPLIT ON 06/04/2012 INTO 009-031-001-60;
SPLIT ON 08/28/2012 INTO 009-031-001-50, 009-031-001-55;
SPLIT(EXEMPT) ON 7/16/2013 INTO 009-031-001-45;

FORMERLY:

SEC 31 T22N R8W (5*2006) NE 1/4 EXC BEG S 0 DEG 40'E 758.42 FT FROM N 1/4 COR, TH N 89 DEG 43'45"E 484.94 FT, S 26 DEG 17'35"E 321.45 FT, S 49 DEG 59'05"E 93.62 FT, S 33 DEG 09'11"E 115.82 FT, S 16 DEG 19'17"E 300.54 FT, S 32 DEG 40'52"E 211.55 FT, S 89 DEG 43'45"W 950.44 FT, N 0 DEG 40'00"W 914.12 FT TO POB & EXC BEG AT NE COR, TH S 0 DEG 30'13"E 1865.73 FT, N 55 DEG 56'12"W 154.54 FT, N 43 DEG 31'06"W 209.58 FT, N 59 DEG 54'35"W 225.94 FT, N 29 DEG 00'23"W 167.60 FT, N 26 DEG 52'47"W 192.56 FT, N 89 DEG 40'36"E 630.25 FT, N 66 DEG 13'21"W 73.35 FT, N 76 DEG 47'19"W 142.24 FT, N 0 DEG 30'13"W 468.76 FT, S 89 DEG 40'36"W 484.71 FT, N 0 DEG 30'13"W 660 FT, N 89 DEG 40'36"E 1320 FT TO POB. EXCEPT 2012-00042 LCT PARCEL B: PART OF THE NORTHEAST 1/4 OF SECTION 31, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTH 1/4 OF SAID SECTION 31, THENCE N89° 40' 36"E 614. 69 FEAT ALONG THE NORTH LINE OF SAID SECTION 31, THENCE S00°40'00"E 412.55 FEET, THENCE S22°51'29"W 376.70 FEET, THENCE S89°43'45' 'W 464.33 FEET TO A POINT ON THE NORTH & SOUTH LINE OF SAID SECTION 31, THENCE N00°40'00' 'W 758.42 FEET ALONG SAID 1/4 LINE TO THE POB. SUBJECT TO THE RIGHT OF WAY FOR A SEASONAL ROAD. 009-031-001-60
99.06 A M/L

SPLIT ON 12/05/2006 INTO 009-031-001-92;
SPLIT ON 05/16/2007 INTO 009-031-001-85;
SPLIT ON 06/04/2007 INTO 009-031-001-75, 009-031-001-80;
SPLIT ON 06/24/2009 INTO 009-031-031-70;
SPLIT ON 10/20/2011 INTO 009-031-001-00, 009-031-001-65;
SPLIT ON 06/04/2012 INTO 009-031-001-60;
SPLIT ON 08/28/2012 INTO 009-031-001-50, 009-031-001-55;
SPLIT ON 07/09/2013 INTO 009-031-001-45;

Split/Comb. on 07/11/2020 completed 07/11/2020 TIM ;
Parent Parcel(s): 009-031-001-00;
Child Parcel(s): 009-031-001-10;

Split/Comb. on 10/16/2019 completed 10/16/2019 TIM ;
Parent Parcel(s): 009-031-001-00;
Child Parcel(s): 009-031-001-25;

Split/Comb. on 07/09/2018 completed 07/09/2018 TIM ;
Parent Parcel(s): 009-031-001-00;
Child Parcel(s): 009-031-001-35;

SPLIT/COMB. ON 05/04/2018 COMPLETED 05/04/2018 TIM ;
PARENT PARCEL(S): 009-031-001-00;
CHILD PARCEL(S): 009-031-001-40;

SPLIT/COMB. ON 07/09/2013 COMPLETED 07/09/2013 TIM EXEMPT SPLIT 20.88A;
PARENT PARCEL(S): 009-031-001-00;
CHILD PARCEL(S): 009-031-001-45;

SPLIT/COMB. ON 08/28/2012 COMPLETED 08/28/2012 TIM LAND DIVISION
APPLICATION -55;
PARENT PARCEL(S): 009-031-001-00;
CHILD PARCEL(S): 009-031-001-50, 009-031-001-55;

Parcel Number: 009-031-001-00

Page: 3

SPLIT/COMB. ON 06/04/2012 COMPLETED 06/04/2012 TIM L2012-00042 LCT ;
 PARENT PARCEL(S): 009-031-001-00;
 CHILD PARCEL(S): 009-031-001-60;

 SPLIT/COMB. ON 10/20/2011 COMPLETED 10/20/2011 TIM LAND DIVISION ;
 PARENT PARCEL(S): 009-031-001-00;
 CHILD PARCEL(S): 009-031-001-01, 009-031-001-65;

 SPLIT/COMB. ON 06/24/2009 COMPLETED 06/24/2009 RAY ;
 PARENT PARCEL(S): 009-031-001-00;
 CHILD PARCEL(S): 009-031-031-70;

 SPLIT/COMB. ON 06/04/2007 COMPLETED 06/04/2007 RAY ;
 PARENT PARCEL(S): 009-031-001-00;
 CHILD PARCEL(S): 009-031-001-75, 009-031-001-80;

 SPLIT/COMB. ON 05/16/2007 COMPLETED 05/16/2007 RAY ;
 PARENT PARCEL(S): 009-031-001-00;
 CHILD PARCEL(S): 009-031-001-85;

 SPLIT/COMB. ON 12/05/2006 COMPLETED 12/05/2006 RAY ;
 PARENT PARCEL(S): 009-031-001-00;
 CHILD PARCEL(S): 009-031-001-92;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

187.37 X 895.053

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	187.37	895.05	1.0164	1.2231	110	100		25,623
187 Actual Front Feet, 3.85 Total Acres							Total Est. Land Value =	25,623

2026 Est. T.C.V.	009-031-001-00						=	25,623
Est. TCV/Total Floor Area = 25.02, Most recent sale 11/14/2025 for 28,000								
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM			
10,500	10,500	10,500	10,500		2.70			
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment		Losses			
0	2,300	0	2,300		0			
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT	
12,800	12,800	12,800	10,783		12,800		0	

009-031-001-10
Property Class: 402
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

SMITH ROBERT & ROBIN L
S BROWN RD
LAKE CITY, MI 49651

A PART OF THE NORTHEAST¼ OF SECTION 31, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTH¼ CORNER OF SAID SECTION: THENCE S00°03'43"W, ALONG THE NORTH-SOUTH¼ LINE OF SAID SECTION, 759.87 FEET; THENCE S89°32'32"E, 464.03 FEET TO THE POINT OF BEGINNING; THENCE N23° 11'43"E, I 07.24 FEET; THENCE S89°35'35"E, 634.67 FEET; THENCE S22°36' 10"E, 535.56 FEET; THENCE S20° 15'36"W, 224.85 FEET; THENCE S15°04'00"W, 302.53 FEET; THENCE 292.81 FEET ALONG A CURVE TO THE RIGHT (RADIUS= 126.21 FEET. CHORD=S81DEG31'02"W, 231 .42 FEET); THENCE N31 DEG57'40"W, 234.64 FEET; THENCE N15°35'34"W, 300.54 FEET: THENCE 117.70 FEET ALONG A CURVE TO THE LEFT (RADIUS= 199.35 FEET. CHORD=N32°25'28"W, 117.51 FEET); THENCE N49° 15'22"W, 93.62 FEET; THENCE 331. 14 FEET ALONG A CURVE TO THE RIGHT (RADIUS=401.30 FEET, CHORD=N25°37'34"W, 321 .53 FEET); THENCE N89°17'38"W, 20.27 FEET TO THE POINT OF BEGINNING. CONTAINING 13.32± ACRES.

SPLIT ON 7/2020 FROM 031-001-00

FORMERLY SEC31T22NR8W BEG N89DEG29'46"W 1498.5FT FROM E1/4COR TH N 0DEG03'44"E899.24FT, N36DEG08'02"E 90.78FT, N15DEG03'01"E297.75FT, N20DEG19"50"E 221.85FT, N23DEG19'38"W535.91FT, S89DEG40'35"W 815.66 FT, SSSDEG51'29"W107.22FT, S26DEG17'35"E 321.45FT, S48DEG59'05"E93.62FT, S33DEG09'11"E115.82FT, S16DEG19'19"E300.54FT, S32DGE40'52"E211.55FT, S0DEG03'44"W957.40FT, S89DEG29'46"E TO POB. 17.77AC

SPLIT ON 10/16/2019 26.33A TO PIN 009-031-001-25

FORMERLY SEC 31 T22N R8W (5*2006) NE 1/4 EXC BEG AT NE COR, TH S 0 DEG30'13"E TO SE COR, TH N89DEG29'46"W297.5 FT, N0DEG13'45"E 1024.06', N59 DEG 54'35"W 194.02FT, N 55 DEG 56'12"W 154.54 FT, N 43 DEG 31'06"W 209.58 FT, N 59 DEG 54'35"W 225.94 FT, N 29 DEG 0'23"W 167.60 FT, N 26 DEG 52'47"W 192.56 FT, N 66 DEG 13'21"W 73.35 FT, N76 DEG 47'19"W 142.24 FT, N 64 DEG 28'46"W 63.96 FT, N 52 DEG 10'12"W 170 FT, S 73 DEG 42'57"W 243.06 FT, S 19 DEG 36'07"W 96.37 FT, N 23 DEG 19'38"W 535.91 FT, S 89 DEG 40'35"W 815.66 FT, S22 DEG 51'29"W 107.22 FT, S 26 DEG 17'35"E 321.45 FT, S 48 DEG 59'05"E 93.62 FT, S 33 DEG 09'11"E 115.82 FT, S 16 DEG 19'17"E 300.54 FT, S 32 DEG 40'52"E 211.55 FT, S957.4 FT, N89DEG 29'46"W TO SW COR, N0DEG40'))"E TO NE COR, N89DEG 40'36"E TO POB EXC BEG 89D29'46"W 1060.85FT FROM E1/4 COR TH N0D03'44"E 1261.24FT, N89D29'46"W 307.19FT S15D03'01"W 297.75FT, S36D08'02"W 90.78FT, S0D03'44W 899.24FT, S89D29'46"E 437.65FT TO POB. 44.1 A. SPLIT ON 12/05/2006 INTO 009-031-001-92; SPLIT ON 05/16/2007 INTO 009-031-001-85; SPLIT ON 06/04/2007 INTO 009-031-001-75, 009-031-001-80; SPLIT ON 06/24/2009 INTO 009-031-031-70; SPLIT ON 10/20/2011 INTO 009-031-001-00, 009-031-001-65; SPLIT ON 06/04/2012 INTO 009-031-001-60; SPLIT ON 08/28/2012 INTO 009-031-001-50, 009-031-001-55; SPLIT(EXEMPT) ON 7/16/2013 INTO 009-031-001-45; SPLIT ON 05/04/2018 INTO 009-031-001-40 ; SPLIT ON 7/9/2018 INTO 009-031-004-35

FORMERLY (5*2006) 2013-02263 LTC SPLIT 20.88 ACRES FROM 81.98

PART OF THE NORTHEAST 1/4 OF SECTION 31, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN DESCRIBED AS COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 31, THENCE S89°46'55W 2636.58 FEET ALONG THE EAST AND WEST 1/4 LINE TO A POINT ON THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 31, THENCEN00°40'00'W 956.53 FEET ALONG SAID NORTH AND SOUTH 1/4LINE, THENCE N89°43'45"E 950.44 FEET TO A POINT ON THE CENTERLINE OF A 66 FOOT WIDE EASEMENT, THENCE ALONG SAID CENTERLINE THE FOLLOWING COARSES, N32°40'52'W 211.55 FEET, THENCE N16°19'17"E 300.54 FEET, THENCE NORTHWESTERLY 117.51 FEET ALONG THE ARC OF A 200 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARING N33°09'11 "W 115.82 FEET) THENCE NORTHWESTERLY 330.80 FEET ALONG THE ARC OF A 400 RADIUS CURVE TO THE RIGHT (LONG CHORD BEARING N26°17'35'W 321.45 FEET), THENCE LEAVING SAID CENTERLINE N22°51'29"E 107.22 FEET THENCE N89°40'35RE 634.64 FEET, THENCE S23°19'38"E 535.91 FEET TO A POINT ON SAID 66 FOOT WIDE EASEMENT, THENCE ALONG SAID EASEMENT THE FOLLOWING COARSES, N 19°3607"E 96.37 FEET, THENCE NORTHEASTERLY 283.34 FEET ALONG THE ARC OF A 150 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARING N73°42'57"E 243.06 FEET), THENCE S52°10'12"E 170.00 FEET, THENCE SOUTHEASTERLY 64.45 FEET ALONG THE ARC OF A 150 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARING S64°28'46"E 63.96 FEET), THENCE S76°47'19"E 142.24 FEET, THENCE SOUTHEASTERLY 274.66 FEET ALONG THE ARC OF A 200 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARING S37°26'45"E 253.58 FEET), THENCE SOUTHEASTERLY 176.01 FEET ALONG THE ARC OF A 163.16 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARING S29°00'23"E 167.60 FEET), THENCE S59°54'35RE 225.94 FEET, THENCE S43°31'06"E 209.58 FEET, THENCE S55°56'12"E 44.30 FEET, THENCE LEAVING SAID CENTERLINE OF THE 66 FOOT WIDE EASEMENT

S89°29'47"W 119.23 FEET, THENCE S00°30'13"E 235.00 FEET, THENCE N89°29'47"E 210.00 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 31, THENCE S00°30'13"E 595.70 FEET TO THE POINT OF BEGINNING. CONTAINING 81.4 ACRES MORE OR LESS. TOGETHER WITH AND SUBJECT A 66 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AND ALSO SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD. EXEPT BEG AS SW CNR THEN N 956.53' EAST 940.44 FEET; THENCE SOUTH 957.40 FEET; THENCE WEST TO THE POINT OF BEGINNING. 20.88A M/L

SPLIT ON 12/05/2006 INTO 009-031-001-92;
 SPLIT ON 05/16/2007 INTO 009-031-001-85;
 SPLIT ON 06/04/2007 INTO 009-031-001-75, 009-031-001-80;
 SPLIT ON 06/24/2009 INTO 009-031-031-70;
 SPLIT ON 10/20/2011 INTO 009-031-001-00, 009-031-001-65;
 SPLIT ON 06/04/2012 INTO 009-031-001-60;
 SPLIT ON 08/28/2012 INTO 009-031-001-50, 009-031-001-55;
 SPLIT(EXEMPT) ON 7/16/2013 INTO 009-031-001-45;

FORMERLY:

SEC 31 T22N R8W (5*2006) NE 1/4 EXC BEG S 0 DEG 40'E 758.42 FT FROM N 1/4 COR, TH N 89 DEG 43'45"E 484.94 FT, S 26 DEG 17'35"E 321.45 FT, S 49 DEG 59'05"E 93.62 FT, S 33 DEG 09'11"E 115.82 FT, S 16 DEG 19'17"E 300.54 FT, S 32 DEG 40'52"E 211.55 FT, S 89 DEG 43'45"W 950.44 FT, N 0 DEG 40'00"W 914.12 FT TO POB & EXC BEG AT NE COR, TH S 0 DEG 30'13"E 1865.73 FT, N 55 DEG 56'12"W 154.54 FT, N 43 DEG 31'06"W 209.58 FT, N 59 DEG 54'35"W 225.94 FT, N 29 DEG 00'23"W 167.60 FT, N 26 DEG 52'47"W 192.56 FT, N 89 DEG 40'36"E 630.25 FT, N 66 DEG 13'21"W 73.35 FT, N 76 DEG 47'19"W 142.24 FT, N 0 DEG 30'13"W 468.76 FT, S 89 DEG 40'36"W 484.71 FT, N 0 DEG 30'13"W 660 FT, N 89 DEG 40'36"E 1320 FT TO POB. EXCEPT 2012-00042 LCT PARCEL B: PART OF THE NORTHEAST 1/4 OF SECTION 31, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTH 1/4 OF SAID SECTION 31, THENCE N89° 40' 36"E 614. 69 FEAT ALONG THE NORTH LINE OF SAID SECTION 31, THENCE S00°40'00"E 412.55 FEET, THENCE S22°51'29"W 376.70 FEET, THENCE S89°43'45' 'W 464.33 FEET TO A POINT ON THE NORTH & SOUTH LINE OF SAID SECTION 31, THENCE N00°40'00' 'W 758.42 FEET ALONG' SAID 1/4 LINE TO THE POB. SUBJECT TO THE RIGHT OF WAY FOR A SEASONAL ROAD. 009-031-001-60
 99.06 A M/L

SPLIT ON 12/05/2006 INTO 009-031-001-92;
 SPLIT ON 05/16/2007 INTO 009-031-001-85;
 SPLIT ON 06/04/2007 INTO 009-031-001-75, 009-031-001-80;
 SPLIT ON 06/24/2009 INTO 009-031-031-70;
 SPLIT ON 10/20/2011 INTO 009-031-001-00, 009-031-001-65;
 SPLIT ON 06/04/2012 INTO 009-031-001-60;
 SPLIT ON 08/28/2012 INTO 009-031-001-50, 009-031-001-55;
 SPLIT ON 07/09/2013 INTO 009-031-001-45;

SPLIT/COMBINED ON 07/11/2020 FROM 009-031-001-00;

Split/Comb. on 07/11/2020 completed 07/11/2020 TIM ;
 Parent Parcel(s): 009-031-001-00;
 Child Parcel(s): 009-031-001-10;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		13.32 Acres	5600	100				74,592
		13.32 Total Acres			Total Est.		Land Value =	74,592

2026 Est. T.C.V. 009-031-001-10 = 74,592

Est. TCV/Total Floor Area = 72.84, Most recent sale 11/17/2023 for 40,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
33,300	33,300	33,300	20,620	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,000	0	556	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-
				PRE/MBT

37,300	37,300	37,300	21,176	21,176	0

009-031-001-25
Property Class: 402
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

HARRELL TYLER J & TIFFANY K TRUST
5304 S BROWN RD
LAKE CITY, MI 49651

SEC 31 T22N R8W (0*2019) REMAINDER PCL A & B OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-115 DESC AS: BEG N 89 DEG 29'46"W 297.5 FT FROM E 1/4 COR, TH N 89 DEG 29'46"W 763.35 FT, N 00 DEG 03'44"E 1204.64 FT, S 65 DEG 06'36"E 426.39 FT, N 62 DEG 45'06"E 222.25 FT, S 55 DEG 58'56"E 18.21 FT, S 59 DEG 10'52"E 194.02 FT, S 00 DEG 13'43"W 1024.07 FT TO POB. 19.29A.

SPLIT ON 2/3/2022 PART TO 031-001-30

SPLIT ON 2/10/21 PART TO 031-001-30

SPLIT ON 10/16/2019 26.3 FROM 009-030-001-00

FORMERLY BEG N89DEG29'46"W 297.5 FT FROM E1/4 COR TH N89DEG29'46"W 763.35FT, N0DEG03'44"E1261.24FT, N89DEG29'46"W307.19FT, N15 DEG 03'01"E 8.97FT, N20DEG19'50"E 318.22FT, N74DEG26'40"E 243.06FT, S51DEG26'29"E 170FT, S63DEG45'03"E 63.96FT, S76DEG03'36"E81.16FT, S76DEG03'36"E61.08FT, S36DEG43'02"E253.58FT, S28DEG16'40"E167.60FT, S59DEG10'52"E194.02FT, S0DEG13'43"W1024.07FT TO POB SEC 31T22NR8W 26.33AC

Split/Comb. on 02/11/2022 completed 02/11/2022 TIM ;

Parent Parcel(s): 009-031-001-25;

Child Parcel(s): 009-031-001-30;

Split/Comb. on 10/16/2019 completed 10/16/2019 TIM ;

Parent Parcel(s): 009-031-001-00;

Child Parcel(s): 009-031-001-25;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$5000	19.29	Acres	5000	100		96,450
			19.29	Total Acres			Total Est. Land Value =	96,450

2026 Est. T.C.V. 009-031-001-25 = 96,450

Est. TCV/Total Floor Area = 94.19, Most recent sale 03/29/2022 for 76,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
35,700	35,700	35,700	27,172	2.70			
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	12,500	0	0	733	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
48,200	48,200	48,200	27,905	27,905	0		

009-031-001-30	2026 Est. T.C.V.	COOK JEFFREY A & DEBORAH J
Property Class: 402		S BROWN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

BEG N89DEG29'46"W 1060.85FT, N0DEG 03'44"E 1204.64FT FORM E 1/4 COR. TH N0DEG 03'44"E 56.60FT, N89DEG 29'46"W 307.19FT, N15DEG 30'01" E 8.97FT, N20DEG 19' 50" E 318.22FT, N74DEG 26' 40"E 243.06FT, S51DEG 26'29"E 170FT, S63DEG 45'03"E 63.96FT, S76DE03'36"E 142.24FT, S36DEG 43'02"E 253.58FT, S 25DEG 04'42"E 151.71FT, S 62DEG45'06"W 222.25FT, N65DEG06'36"W 426.39FT TO POB SEC31 T22N R8W 7.04 A
SPLIT ON 02/11/2022 FROM 009-031-001-25;

Split/Comb. on 02/11/2022 completed 02/11/2022 TIM ;
Parent Parcel(s): 009-031-001-25;
Child Parcel(s): 009-031-001-30;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600			7.04 Acres		5600	100		39,424
			7.04 Total Acres				Total Est. Land Value =	39,424

2026 Est. T.C.V. 009-031-001-30 = 39,424

Est. TCV/Total Floor Area = 38.50, Most recent sale 02/24/2022 for 28,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
17,600	17,600	17,600	10,717	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	2,100	0	0	289	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,700	19,700	19,700	11,006	11,006	0	

009-031-001-35
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

RYKTARSYK DANIEL J & CORTNEY K
5228 S BROWN RD
LAKE CITY, MI 49651

SEC 31 T22N R8W (5*2006) NE 1/4 EXC BEG AT NE COR, TH S 0 DEG 30'13"E TO SE COR, TH N89DEG29'46"W 297.5 FT, N0DEG13'45"E 1024.06', N59 DEG 54'35"W 194.02FT, N 55 DEG 56'12"W 154.54 FT, N 43 DEG 31'06"W 209.58 FT, N 59 DEG 54'35"W 225.94 FT, N 29 DEG 0'23"W 167.60 FT, N 26 DEG 52'47"W 192.56 FT, N 66 DEG 13'21"W 73.35 FT, N76 DEG 47'19"W 142.24 FT, N 64 DEG 28'46"W 63.96 FT, N 52 DEG 10'12"W 170 FT, S 73 DEG 42'57"W 243.06 FT, S 19 DEG 36'07"W 96.37 FT, N 23 DEG 19'38"W 535.91 FT, S 89 DEG 40'35"W 815.66 FT, S22 DEG 51'29"W 107.22 FT, S 26 DEG 17'35"E 321.45 FT, S 48 DEG 59'05"E 93.62 FT, S 33 DEG 09'11"E 115.82 FT, S 16 DEG 19'17"E 300.54 FT, S 32 DEG 40'52"E 211.55 FT, S957.4 FT, N89DEG 29'46"W TO SW COR, N0DEG40'))"E TO NE COR, N89DEG 40'36"E TO POB EXC BEG 89D29'46"W 1060.85FT FROM E1/4 COR TH N0D03'44"E 1261.24FT, N89D29'46"W 307.19FT, S15D03'01"W 297.75FT, S36D08'02"W 90.78FT, S0D03'44W 899.24FT, S89D29'46"E 437.65FT TO POB. 44.1 A. SPLIT ON 12/05/2006 INTO 009-031-001-92; SPLIT ON 05/16/2007 INTO 009-031-001-85; SPLIT ON 06/04/2007 INTO 009-031-001-75, 009-031-001-80; SPLIT ON 06/24/2009 INTO 009-031-031-70; SPLIT ON 10/20/2011 INTO 009-031-001-00, 009-031-001-65; SPLIT ON 06/04/2012 INTO 009-031-001-60; SPLIT ON 08/28/2012 INTO 009-031-001-50, 009-031-001-55; SPLIT(EXEMPT) ON 7/16/2013 INTO 009-031-001-45; SPLIT ON 05/04/2018 INTO 009-031-001-40 ; SPLIT ON 7/9/2018 INTO 009-031-004-35

FORMERLY (5*2006) 2013-02263 LTC SPLIT 20.88 ACRES FROM 81.98 PART OF THE NORTHEAST 1/4 OF SECTION 31, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN DESCRIBED AS COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 31, THENCE S89°46'55W 2636.58 FEET ALONG THE EAST AND WEST 1/4 LINE TO A POINT ON THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 31, THENCEN00°40'00"W 956.53 FEET ALONG SAID NORTH AND SOUTH 1/4LINE, THENCE N89°43'45"E 950.44 FEET TO A POINT ON THE CENTERLINE OF A 66 FOOT WIDE EASEMENT, THENCE ALONG SAID CENTERLINE THE FOLLOWING COARSES, N32°40'52"W 211.55 FEET, THENCE N16°19'17"E 300.54 FEET, THENCE NORTHWESTERLY 117.51 FEET ALONG THE ARC OF A 200 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARING N33°09'11 "W 115.82 FEET) THENCE NORTHWESTERLY 330.80 FEET ALONG THE ARC OF A 400 RADIUS CURVE TO THE RIGHT (LONG CHORD BEARING N26°17'35"W 321.45 FEET), THENCE LEAVING SAID CENTERLINE N22°51'29"E 107.22 FEET THENCE N89°40'35RE 634.64 FEET, THENCE S23°19'38"E 535.91 FEET TO A POINT ON SAID 66 FOOT WIDE EASEMENT, THENCE ALONG SAID EASEMENT THE FOLLOWING COARSES, N 19°3607"E 96.37 FEET, THENCE NORTHEASTERLY 283.34 FEET ALONG THE ARC OF A 150 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARING N73°42'57"E 243.06 FEET), THENCE S52°10'12"E 170.00 FEET, THENCE SOUTHEASTERLY 64.45 FEET ALONG THE ARC OF A 150 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARING S64°28'46"E 63.96 FEET), THENCE S76°47'19"E 142.24 FEET, THENCE SOUTHEASTERLY 274.66 FEET ALONG THE ARC OF A 200 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARING S37°26'45"E 253.58 FEET), THENCE SOUTHEASTERLY 176.01 FEET ALONG THE ARC OF A 163.16 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARING S29°00'23"E 167.60 FEET), THENCE S59°54'35RE 225.94 FEET, THENCE S43°31'06"E 209.58 FEET, THENCE S55°56'12"E 44.30 FEET, THENCE LEAVING SAID CENTERLINE OF THE 66 FOOT WIDE EASEMENT S89°29'47"W 119.23 FEET, THENCE S00°30'13"E 235.00 FEET, THENCE N89°29'47"E 210.00 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 31, THENCE S00°30'13"E 595.70 FEET TO THE POINT OF BEGINNING. CONTAINING 81.4 ACRES MORE OR LESS. TOGETHER WITH AND SUBJECT A 66 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AND ALSO SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD. EXEPT BEG AS SW CNR THEN N 956.53' EAST 940.44 FEET; THENCE SOUTH 957.40 FEET; THENCE WEST TO THE POINT OF BEGINNING. 20.88A M/L

SPLIT ON 12/05/2006 INTO 009-031-001-92;
SPLIT ON 05/16/2007 INTO 009-031-001-85;
SPLIT ON 06/04/2007 INTO 009-031-001-75, 009-031-001-80;
SPLIT ON 06/24/2009 INTO 009-031-031-70;
SPLIT ON 10/20/2011 INTO 009-031-001-00, 009-031-001-65;
SPLIT ON 06/04/2012 INTO 009-031-001-60;
SPLIT ON 08/28/2012 INTO 009-031-001-50, 009-031-001-55;
SPLIT(EXEMPT) ON 7/16/2013 INTO 009-031-001-45;

FORMERLY:

SEC 31 T22N R8W (5*2006) NE 1/4 EXC BEG S 0 DEG 40'E 758.42 FT FROM N 1/4 COR, TH N 89 DEG 43'45"E 484.94 FT, S 26 DEG 17'35"E 321.45 FT, S 49 DEG 59'05"E

93.62 FT, S 33 DEG 09'11"E 115.82 FT, S 16 DEG 19'17"E 300.54 FT, S 32 DEG 40'52"E 211.55 FT, S 89 DEG 43'45"W 950.44 FT, N 0 DEG 40'00"W 914.12 FT TO POB & EXC BEG AT NE COR, TH S 0 DEG 30'13"E 1865.73 FT, N 55 DEG 56'12"W 154.54 FT, N 43 DEG 31'06"W 209.58 FT, N 59 DEG 54'35"W 225.94 FT, N 29 DEG 00'23"W 167.60 FT, N 26 DEG 52'47"W 192.56 FT, N 89 DEG 40'36"E 630.25 FT, N 66 DEG 13'21"W 73.35 FT, N 76 DEG 47'19"W 142.24 FT, N 0 DEG 30'13"W 468.76 FT, S 89 DEG 40'36"W 484.71 FT, N 0 DEG 30'13"W 660 FT, N 89 DEG 40'36"E 1320 FT TO POB. EXCEPT 2012-00042 LCT PARCEL B: PART OF THE NORTHEAST 1/4 OF SECTION 31, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTH 1/4 OF SAID SECTION 31, THENCE N89° 40' 36"E 614. 69 FEAT ALONG THE NORTH LINE OF SAID SECTION 31, THENCE S00°40'00"E 412.55 FEET, THENCE S22°51'29"W 376.70 FEET, THENCE S89°43'45''W 464.33 FEET TO A POINT ON THE NORTH & SOUTH LINE OF SAID SECTION 31, THENCE N00°40'00''W 758.42 FEET ALONG SAID 1/4 LINE TO THE POB. SUBJECT TO THE RIGHT OF WAY FOR A SEASONAL ROAD. 009-031-001-60
99.06 A M/L

SPLIT ON 12/05/2006 INTO 009-031-001-92;
SPLIT ON 05/16/2007 INTO 009-031-001-85;
SPLIT ON 06/04/2007 INTO 009-031-001-75, 009-031-001-80;
SPLIT ON 06/24/2009 INTO 009-031-031-70;
SPLIT ON 10/20/2011 INTO 009-031-001-00, 009-031-001-65;
SPLIT ON 06/04/2012 INTO 009-031-001-60;
SPLIT ON 08/28/2012 INTO 009-031-001-50, 009-031-001-55;
SPLIT ON 07/09/2013 INTO 009-031-001-45;

Split/Combined on 07/09/2018 from 009-031-001-00;

Split/Comb. on 07/09/2018 completed 07/09/2018 TIM ;
Parent Parcel(s): 009-031-001-00;
Child Parcel(s): 009-031-001-35;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		12.00 Acres			5600	100		67,200
		12.00 Total Acres					Total Est. Land Value =	67,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.60	48	50	158
Wood Frame	31.07	30	50	466
Total Estimated Land Improvements			True Cash Value =	624

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 0

(11) Heating System: Wall/Floor Furnace
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Water/Sewer

1000 Gal Septic	1	4,109	4,068
Water Well, 50 Feet	1	3,344	3,311

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 792 29,795 29,497

Built-Ins

Appliance Allow.	1	1,607	1,591

Parcel Number: 009-031-001-35

Page: 3

Fireplaces

Wood Stove	1	1,745	1,728

Deck

w/Roof (Roof portion)	48	787	779

Totals:	41,387	40,974

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	50,398

2026 Est. T.C.V. 009-031-001-35	=	118,222

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/02/2025 for 139,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
31,700	31,700	31,700	13,640	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
25,200	2,200	25,200	20,260	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
59,100	59,100	59,100	39,208	59,100	59,100

009-031-001-40	2026 Est. T.C.V.	MILLER MICHAEL
Property Class: 401		5440 S BROWN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LEGAL DESCRIPTION: AS SURVEYED A PART OF THE NORTHEAST 1/4 OF SECTION 31, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION; THENCE N89°26'46"W, ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION, 297.50 FEET; THENCE N08°13'43"E, 1024.06 FEET; THENCE S59°10'51"E, 31.92 FEET; THENCE S42°47'23"E 209.58 FEET; THENCE S54°51'07"E, 46.73 FEET; THENCE N89°13'04"W, 120.80 FEET; THENCE S00°23'05"W, 235.55 FEET; THENCE S89°47' 13"E, 210.15 FEET TO THE EAST LINE OF SAID SECTION; THENCE S00°13'43"W, ALONG SAID LINE, 594.95 FEET TO THE POINT OF BEGINNING. CONTAINING 5 .00± ACRES. SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY.; SPLIT ON 05/04/2018 FROM 009-031-001-00

Split/Comb. on 05/04/2018 completed 05/04/2018 TIM ;
 Parent Parcel(s): 009-031-001-00;
 Child Parcel(s): 009-031-000-140;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residential 3 - 7 @\$9000			5.00 Acres		9000	100		45,000
			5.00 Total Acres				Total Est. Land Value =	45,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.96	192	50	2,396
				Total Estimated Land Improvements True Cash Value = 2,396

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2019

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3	Fixture Bath		1	-4,478	-4,299
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
	Base Cost		550	20,807	19,975
Carports					
	Aluminum		216	3,087	1,543 *50% Good
Totals:				19,416	17,219

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 21,179

2026 Est. T.C.V.	009-031-001-40	=	68,575
Est. TCV/Total Floor Area =	0.00, Most recent sale 02/21/2019 for		19,000
2025 Assessed	MBOR S.E.V.	Base for Cap	IRM
25,900	25,900	16,708	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment Losses
0	8,400	0	451 0
2026 Assessed	MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
34,300	34,300	17,159	17,159 0

009-031-001-45
Property Class: 402
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

BELL RODNEY E & NANCY L
S BROWN RD
LAKE CITY, MI 49651

2013-02263 A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 31, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, MIDDGAN, MORE FULLY DESCRIBED TO-WIT: COMMENCING AT THE SOUTH CENTER 1/4 OF SECTION 31, TOWN 22 NORTH RANGE 8 WEST; THEACE NORTH 956.53 FEET ; THENCE EAST 950.44 FEET; THENCE SOUTH 957.40 FEET; THENCE WEST TO THE POINT OF BEG, TOGETHER WITH SAID SUBJECT TO A . 66 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES, DESCRIBED BELOW: 66 FOOT WIDE EASEMENT: A 66 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES, LYING 33 FEET ON EITHER SIDE AND ADJACENT TO A LINE MORE FULLY DESCRIBED AS COMMENCING AT THE EAST 1/4 CORNER OF SECTION 31, TOWN 22 NORTH, RANGE 8 WEST; THENCE NORTH 00°30'13" WEST 768.15 FEET ALONG THE EAST LINE OF SAID SECTION 31 TO A POINT ON THE CENTERLINE OF AN EXISTING SEASONAL COUNTY ROAD AND THE POINT OF BEGINNING; THENCE NORTH 55°56'12" WEST 154.54 FEET; THENCE NORTH 43°31'06" WEST 209.58 FEET; THENCE NORTH 59°04'35" WEST, 225.94 FEET; THENCE 176.01 FEET ALONG THE ARC OF A 163.16 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARING NORTH 29°00'23" WEST 167.60 FEET); THENCE 274.66 FEET ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARING NORTH 37°26'45" WEST 253.58 FEET); THENCE NORTH 76°47'19" WEST 142.24 FEET; THENCE 64.45 FEET ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARING NORTH 64°28'46" WEST 63.96 FEET); THENCE NORTH 52°10'12" WEST 170.00 FEET; THENCE 283.34 FEET ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARING SOUTH 73°42'57" WEST 243.06 FEET); THENCE SOUTH 19°36'07" WEST 318.22 FEET; THENCE SOUTH 14°21'27" WEST 305.43 FEET; THENCE 292.89 FEET ALONG THE ARC OF A 126.21 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARING SOUTH 80°50'18" WEST 231.45 FEET; THENCE NORTH 32°40'52" WEST 234.63 FEET; THENCE NORTH 16°19'17" WEST 300.54 FEET; THENCE 117.51 FEET ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARING NORTH 33°09'11" WEST 115.82 FEET); THENCE NORTH 40°59'05" WEST 93.62 FEET; THENCE 330.80 FEET ALONG THE ARC OF A 400.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARING NORTH 26°17'35" WEST 321.45 FEET TO THE POINT OF ENDING.
PART OF 57-009-031-001-00

2013 EXEMPT LAND TRANSFER OF LOT LINE FROM 009-031-001-00 TO 031-001-45 ABB
DESC BEG AT SQ COR OF NE1/4 THEN N 956.53', EAST 950.44', S 957.4' TO POB SEC
31T22NR8W 20.88A M/L

Split/Comb. on 07/09/2013 completed 07/09/2013 TIM EXEMPT SPLIT 20.88A;
Parent Parcel(s): 009-031-001-00;
Child Parcel(s): 009-031-001-45;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residential PART OF >20@	3800	20.88 Acres	3800	100				79,344
		20.88 Total Acres			Total Est.		Land Value =	79,344

2026 Est. T.C.V.	009-031-001-45	=	79,344
Est. TCV/Total Floor Area =	0.00, Most recent sale 10/09/2020 for	37,500	
2025 Assessed	MBOR	S.E.V.	Base for Cap
38,600	38,600	38,600	21,369
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	1,100	0	576
2026 Assessed	MBOR	S.E.V.	Capped
39,700	39,700	39,700	21,945
			21,945
			PRE/MBT
			0

009-031-001-50	2026 Est. T.C.V.	SCRAMLIN NICKOLAS D & KAREN A
Property Class: 402		S BROWN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PARCEL G PART OF THE NORTHEAST 1/4 OF SECTION 31, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS COMMENCING AT THE NORTH 1/4 OF SAID SECTION 31, THENCE N89°40'36"E 614.69 FEET ALONG THE NORTH LINE OF SAID SECTION 31 TO THE POINT OF BEGINNING, THENCE N89°40'36"E 709.35 FEET ALONG SAID NORTH SECTION LINE, THENCE S00°30'13"E 660.00 FEET, THENCE S89°40'35"W 815.66 FEET, THENCE N22°51'29"E 269.48 FEET, THENCE N00°40'00"W 412.55 FEET TO THE POINT OF BEGINNING. CONTAINING 11.04 ACRES MORE OR LESS. SUBJECT TO THE RIGHT OF WAY FOR A SEASONAL ROAD AND ALSO SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

SPLIT ON 08/28/2012 FROM 009-031-001-00;

Split/Comb. on 08/28/2012 completed 08/28/2012 TIM APPLICATION -55;	LAND DIVISION
Parent Parcel(s): 009-031-001-00;	
Child Parcel(s): 009-031-001-50, 009-031-001-55;	

Split/Comb. on 06/04/2012 completed 06/04/2012 TIM	L2012-00042 LCT ;
Parent Parcel(s): 009-031-001-00;	
Child Parcel(s): 009-031-001-60;	

SPLIT/COMB. ON 10/20/2011 COMPLETED 10/20/2011 TIM	LAND DIVISION ;
PARENT PARCEL(S): 009-031-001-00;	
CHILD PARCEL(S): 009-031-001-01, 009-031-001-65;	

SPLIT/COMB. ON 06/24/2009 COMPLETED 06/24/2009 RAY	;
PARENT PARCEL(S): 009-031-001-00;	
CHILD PARCEL(S): 009-031-031-70;	

SPLIT/COMB. ON 06/04/2007 COMPLETED 06/04/2007 RAY	;
PARENT PARCEL(S): 009-031-001-00;	
CHILD PARCEL(S): 009-031-001-75, 009-031-001-80;	

SPLIT/COMB. ON 05/16/2007 COMPLETED 05/16/2007 RAY	;
PARENT PARCEL(S): 009-031-001-00;	
CHILD PARCEL(S): 009-031-001-85;	

SPLIT/COMB. ON 12/05/2006 COMPLETED 12/05/2006 RAY	;
PARENT PARCEL(S): 009-031-001-00;	
CHILD PARCEL(S): 009-031-001-92;	

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.50 Acres			5600	100		58,817
Residentia ROW @ ZERO		0.54 Acres			0	100	ROW COUNTY RD	0
		11.04 Total Acres					Total Est. Land Value =	58,817

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	240	50	980
Wood Frame	22.96	360	50	4,133
Wood Frame	25.46	180	0	0
Total Estimated Land Improvements True Cash Value =				5,113

2026 Est. T.C.V. 009-031-001-50	=	63,930
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/11/2024 for 110,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
28,800 28,800 28,800 28,800 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 3,200 0 0 777 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
32,000 32,000 32,000 29,577 29,577 0		

009-031-001-55	2026 Est. T.C.V.	BERARD ANGELA & MARK TRUST
Property Class: 401		S BROWN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SPLIT ON 08/28/2012 FROM 009-031-001-00; PARCEL I PART OF THE NORTHEAST 1/4 OF SECTION 31, T22N, RBW, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 31, THENCE S00°30'13"E 660.00 FEET ALONG THE EAST LINE OF SAID SECTION 31, THENCE S89°40'36"W 835.29 FEET PARALLEL TO THE NORTH LINE OF SAID SECTION 31 TO THE POINT OF BEGINNING, THENCE S00°30'13"E 468.76 FEET TO A POINT ON A 66 FOOT EASEMENT, THENCE ALONG THE CENTERLINE OF SAID 66 FOOT EASEMENT THE FOLLOWING FOUR COARSES, NORTHWESTERLY 64.54 FEET ALONG THE ARC OF A 150 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARING N64°28'46"W 63.96 FEET), THENCE N52°1 0'12"W 170.00 FEET ALONG SAID CENTERLINE, THENCE WESTERLY 283.34 FEET ALONG THE ARC OF A 150 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARING S73°42'57"W 243.06 FEET) THENCE S19°36'07"W 96.37 FEET ALONG SAID CENTERLINE, THENCE N23°19'38"W 535.91 FEET, THENCE N89°40'36"E 665.73 FEET TO THE POINT OF BEGINNING. CONTAINING 5.04 ACRES MORE OR LESS. TOGETHER WITH A 66' EASEMENT FOR INGRESS, EGRESS AND UTILITIES, AND ALSO SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

Split/Comb. on 08/28/2012 completed 08/28/2012 TIM APPLICATION -55; Parent Parcel(s): 009-031-001-00; Child Parcel(s): 009-031-001-50, 009-031-001-55; -----	LAND DIVISION
Split/Comb. on 06/04/2012 completed 06/04/2012 TIM Parent Parcel(s): 009-031-001-00; Child Parcel(s): 009-031-001-60; -----	L2012-00042 LCT ;
SPLIT/COMB. ON 10/20/2011 COMPLETED 10/20/2011 TIM PARENT PARCEL(S): 009-031-001-00; CHILD PARCEL(S): 009-031-001-01, 009-031-001-65; -----	LAND DIVISION ;
SPLIT/COMB. ON 06/24/2009 COMPLETED 06/24/2009 RAY PARENT PARCEL(S): 009-031-001-00; CHILD PARCEL(S): 009-031-031-70; -----	;
SPLIT/COMB. ON 06/04/2007 COMPLETED 06/04/2007 RAY PARENT PARCEL(S): 009-031-001-00; CHILD PARCEL(S): 009-031-001-75, 009-031-001-80; -----	;
SPLIT/COMB. ON 05/16/2007 COMPLETED 05/16/2007 RAY PARENT PARCEL(S): 009-031-001-00; CHILD PARCEL(S): 009-031-001-85; -----	;
SPLIT/COMB. ON 12/05/2006 COMPLETED 12/05/2006 RAY PARENT PARCEL(S): 009-031-001-00; CHILD PARCEL(S): 009-031-001-92; -----	;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$9000			5.04 Acres		9000	100		45,360
			5.04 Total Acres				Total Est. Land Value =	45,360

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.72	288	100	6,831
Total Estimated Land Improvements True Cash Value =				6,831

2026 Est. T.C.V.	009-031-001-55	=	52,191
Est. TCV/Total Floor Area =	0.00, Most recent sale 04/24/2023 for		45,000
2025 Assessed	MBOR	S.E.V.	Base for Cap
18,500	18,500	18,500	11,341
			2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	7,600	0	306
			0

Parcel Number: 009-031-001-55

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2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
26,100	26,100	26,100	11,647	11,647	0

009-031-001-60
Property Class: 402
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

WELCH T & KRUGER E IV & WELCH S
S BROWN RD
LAKE CITY, MI 49651

2019-03206 PART OF THE NORTHEAST 1/4 OF SECTION 31, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTH 1/4 OF SAID SECTION 31, THENCE N89° 40' 36"E 614. 69 FEAT ALONG THE NORTH LINE OF SAID SECTION 31, THENCE S00°40'00"E 412.55 FEET, THENCE S22°51'29"W 376.70 FEET, THENCE S89°43'45''W 464.33 FEET TO A POINT ON THE NORTH & SOUTH LINE OF SAID SECTION 31, THENCE N00°40'00''W 758.42 FEET ALONG SAID 1/4 LINE TO THE POB. SUBJECT TO THE RIGHT OF WAY FOR A SEASONAL ROAD.

SPLIT FROM PARENT 01/01/2012 009-031-001-00

Split/Comb. on 06/04/2012 completed 06/04/2012 TIM L2012-00042 LCT ;
Parent Parcel(s): 009-031-001-00;
Child Parcel(s): 009-031-001-60;

SPLIT/COMB. ON 10/20/2011 COMPLETED 10/20/2011 TIM LAND DIVISION ;
PARENT PARCEL(S): 009-031-001-00;
CHILD PARCEL(S): 009-031-001-01, 009-031-001-65;

SPLIT/COMB. ON 06/24/2009 COMPLETED 06/24/2009 RAY ;
PARENT PARCEL(S): 009-031-001-00;
CHILD PARCEL(S): 009-031-031-70;

SPLIT/COMB. ON 06/04/2007 COMPLETED 06/04/2007 RAY ;
PARENT PARCEL(S): 009-031-001-00;
CHILD PARCEL(S): 009-031-001-75, 009-031-001-80;

SPLIT/COMB. ON 05/16/2007 COMPLETED 05/16/2007 RAY ;
PARENT PARCEL(S): 009-031-001-00;
CHILD PARCEL(S): 009-031-001-85;

SPLIT/COMB. ON 12/05/2006 COMPLETED 12/05/2006 RAY ;
PARENT PARCEL(S): 009-031-001-00;
CHILD PARCEL(S): 009-031-001-92;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.10 Acres			5600	100		56,560
		10.10 Total Acres			Total Est.		Land Value =	56,560

2026 Est. T.C.V. 009-031-001-60 = 56,560

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/26/2024 for 58,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
25,300	25,300	25,300	25,300	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	0	683	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,300	28,300	28,300	25,983	25,983	0	

009-031-001-65	2026 Est. T.C.V.	BURNS CASEY & JANINE
Property Class: 401		5350 SE BROWN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

DESCRIPTION FOR PARCEL "F" PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 31, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED AS COMMENCING AT THE EAST 1/4 COMER OF SAID SECTION 31, THENCE N00°30'13"W 595.70 FEET ALONG THE EAST LINE OF SAID SECTION 31 TO THE POINT OF BEGINNING, THENCE S89°29'47"W 210.00 FEET. THENCE N00°30'13"W 235.00 FEET, THENCE N69°29'47"E 119.23 FEET TO POINT ON THE CENTERLINE OF A 66 FOOT WIDE EASEMENT. THENCE S55°56'12"E 110.24 FEET ALONG SAID CENTERLINE TO A POINT ON SAID EAST SECTION LINE AND ALSO A POINT THE CENTERLINE OF A SEASONAL COUNTY ROAD THENCE S00°30'13"E 172.45 FEET ALONG SAID EAST SECTION LINE TO THE POINT OF BEGINNING, TOGETHER WITH AND SUBJECT A 66 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES, LYING 33 FEET EITHER SIDE OF AND ADJACENT TO B LINE PARTIALLY DESCRIBED AS COMMENCING AT THE EAST 1/4 COMER OF SAID SECTION 31, THENCE N00°30'13"W 766.15 FEET ALONG THE EAST LINE OF SAID SECTION 31 TO A POINT ON THE CENTERLINE OF AN EXISTING SEASONAL COUNTY ROAD AND THE POINT OF BEGINNING, THENCE N55°5'12"W 154.54 FEET ALONG SAID CENTERLINE. CONTAINING 1.0 ACRES MORE OR LESS, SUBJECT TO THE RIGHT OF WAY OF SEASONAL COUNTY ROAD AND EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

SPLIT ON 10/20/2011 FROM 009-031-001-00;

SPLIT/COMB. ON 10/20/2011 COMPLETED 10/20/2011 TIM	LAND DIVISION ;
PARENT PARCEL(S): 009-031-001-00;	
CHILD PARCEL(S): 009-031-001-01, 009-031-001-65;	

SPLIT/COMB. ON 06/24/2009 COMPLETED 06/24/2009 RAY	;
PARENT PARCEL(S): 009-031-001-00;	
CHILD PARCEL(S): 009-031-031-70;	

SPLIT/COMB. ON 06/04/2007 COMPLETED 06/04/2007 RAY	;
PARENT PARCEL(S): 009-031-001-00;	
CHILD PARCEL(S): 009-031-001-75, 009-031-001-80;	

SPLIT/COMB. ON 05/16/2007 COMPLETED 05/16/2007 RAY	;
PARENT PARCEL(S): 009-031-001-00;	
CHILD PARCEL(S): 009-031-001-85;	

SPLIT/COMB. ON 12/05/2006 COMPLETED 12/05/2006 RAY	;
PARENT PARCEL(S): 009-031-001-00;	
CHILD PARCEL(S): 009-031-001-92;	

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	172.45	252.60	1.0377	0.8914	110	100		17,548
172 Actual Front Feet, 1.00 Total Acres							Total Est. Land Value =	17,548

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	460	0	0
D/W/P: 4in Concrete	6.47	15	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2014

(11) Heating System: Forced Air w/ Ducts
Ground Area = 789 SF Floor Area = 789 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost

Parcel Number: 009-031-001-65

Page: 2

1 Story	Siding	Basement	789		
Total:				116,404	104,763
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	1,066
Water/Sewer					
1000 Gal Septic			1	4,386	3,947
Water Well, 100 Feet			1	5,415	4,873
Deck					
Treated Wood			80	2,133	1,920
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			789	26,739	24,065
Common Wall: 1 Wall			1	-2,421	-2,179
Door Opener			1	468	421
Totals:				154,309	138,876

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 170,817

2026 Est. T.C.V. 009-031-001-65				=	190,265
Est. TCV/Total Floor Area = 241.15, Most recent sale 11/22/2024 for 169,800					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
81,400	81,400	81,400	81,400	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,700	0	0	2,197	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
95,100	95,100	95,100	83,597	83,597	0

009-031-001-70	2026 Est. T.C.V.	PETERS JOHN SCOTT
Property Class: 402		S BROWN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 31 T22N R8W (0*2009) BEG N 0 DEG 30'13"W 768.15 FT FROM E 1/4 COR, TH , N 55 DEG 56'12"W 154.54 FT, N 43 DEG 31'06"W 209.58 FT, N 59 DEG 54'35"W 225.94 FT, N 29 DEG 00'13"W 167.60 FT, N 26 DEG 52'47"W 192.56 FT, N 89 DEG 40'36"E 630.25 FT S 0 DEG 30'13"E 673.73 FT TO POB. 5.8A. 2009

Split on 6-24-09 from 031-001-00

Split/Comb. on 06/24/2009 completed 06/24/2009 RAY ;
 Parent Parcel(s): 009-031-001-00;
 Child Parcel(s): 009-031-001-70;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$9000			5.80 Acres		9000	100		52,200
		5.80	Total Acres				Total Est. Land Value =	52,200

2026 Est. T.C.V.	009-031-001-70	=	52,200
Est. TCV/Total Floor Area = 66.16, Most recent sale 04/06/2009 for 15,700			
2025 Assessed	MBOR	S.E.V.	Base for Cap
17,400	17,400	17,400	8,297
2026 New Eq. Adjustment		Loss	IRM
0	8,700	0	2.70
2026 Assessed	MBOR	S.E.V.	Additions
26,100	26,100	26,100	0
			Tax Adjustment
			224
			Losses
			0
2026 Assessed	MBOR	S.E.V.	Capped
26,100	26,100	26,100	8,521
			->Taxable<-
			8,521
			PRE/MBT
			0

009-031-001-75	2026 Est. T.C.V.	COOK JEFFREY A & DEBORA J
Property Class: 402		S BROWN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 31 T22N R8W BEG S 0 DEG 30'13" E 660 FT FROM NE COR OF NE/4, TH S0DEG
 30'13" E 262 FT, S89DEG 40'36"W 835.29 FT, N0DEG 30'13"W 262 FT, N89DEG 40'36"E
 835.29 FT TO POB 5.02 AC. M/L

SPLIT ON 06/04/2007 FROM 009-031-001-00;

Split/Comb. on 06/04/2007 completed 06/04/2007 RAY ;
 Parent Parcel(s): 009-031-001-00;
 Child Parcel(s): 009-031-001-75, 009-031-001-80;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$9000			5.02 Acres		9000	100		45,180
			5.02 Total Acres				Total Est. Land Value =	45,180

2026 Est. T.C.V.	009-031-001-75	=	45,180
Est. TCV/Total Floor Area = 57.26, Most recent sale 02/12/2010 for 11,600			
2025 Assessed	MBOR	S.E.V.	Base for Cap
15,100	15,100	15,100	7,160
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	7,500	0	193
2026 Assessed	MBOR	S.E.V.	Capped
22,600	22,600	22,600	7,353
			->Taxable<-
			PRE/MBT
			0

009-031-001-80
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

COOK JEFFREY A & DEBORA J
5200 S BROWN RD
Cadillac, MI 49601

. SEC 31 T22N R8W BEG S 0 DEG 30'13"E 1192 FT FROM NE COR OF NE/4, TH S89DEG 40'36"W 630.25 FT, N 66DEG 13'21"W 73.35 FT, N76DEG 47'19"W 142.24 FT, N 0DEG 30'13" W 206.76 FT, N89DEG 40'36"E 835.29 FT S0DEG 30'13"E 270 FT TO POB. 5 AC. M/L

Split on 06/04/2007 from 009-031-001-00;

Split/Comb. on 06/04/2007 completed 06/04/2007 RAY
Parent Parcel(s): 009-031-001-00;
Child Parcel(s): 009-031-001-75, 009-031-001-80;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @ \$9000		5.00	Acres		9000	100		45,000
		5.00	Total Acres		Total Est.		Land Value =	45,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	18.85	120	97	2,194
Total Estimated Land Improvements True Cash Value =				2,194

Cost Est. for Res. Bldg: 1 Single Family 1S Cls BC Blt 2008

(11) Heating System: Forced Air w/ Ducts
Ground Area = 592 SF Floor Area = 740 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost	New	Depr.	Cost
1.25 Story	Siding	Crawl Space	592				
			Total:		119,070		107,163

Other Additions/Adjustments

Exterior			
Stone Veneer	48	2,158	1,942

Plumbing

Average Fixture(s)	1	2,094	1,885
Separate Shower	1	2,667	2,400

Water/Sewer

1000 Gal Septic	1	5,433	4,890
Water Well, 100 Feet	1	6,387	5,748

Porches

WCP (1 Story)	144	8,660	7,794

Built-Ins

Appliance Allow.	1	3,899	3,509

Deck

Composite	30	1,428	1,285
Composite	21	1,102	992

Totals: 152,898 137,608

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 169,258

2026 Est. T.C.V. 009-031-001-80	=	216,452
Est. TCv/Total Floor Area = 292.50, Most recent sale 06/29/2007 for 20,000		
2025 Assessed	MBOR	S.E.V.
	Base for Cap	IRM

Parcel Number: 009-031-001-80

Page: 2

	88,500	88,500	88,500	51,673	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,700	0	0	1,395	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	108,200	108,200	108,200	53,068	53,068	0

009-031-001-85	2026 Est. T.C.V.	QUIST JEREMY D & LAURA
Property Class: 401		5050 S BROWN RD
Map #:	LAKE TOWNSHIP	Cadillac, MI 49601

. SEC 31 T22N R8W N 660 FT OF E 1320 FT OF NE/4. 20 Ac. M/L
Split on 05/16/2007 from 009-031-001-00;

Split/Comb. on 05/16/2007 completed 05/16/2007 RAY ;
Parent Parcel(s): 009-031-001-00;
Child Parcel(s): 009-031-001-85;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$5000	20.00 Acres	5000	100			100,000
			20.00 Total Acres				Total Est. Land Value =	100,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.38	96	94	2,109
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				3,049

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 2007

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1700 SF Floor Area = 2125 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,700		
			Total:	312,612	265,696

Other Additions/Adjustments

Exterior

Stone Veneer	200	7,316	6,219
Basement, Outside Entrance, Below Grade	1	2,727	2,318

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

WCP (1 Story)	48	3,193	2,714
WPP	300	5,364	4,559

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	780	29,500	25,075
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	2	1,054	896

Class: D Exterior: Pole (Unfinished)

Base Cost	1200	22,464	19,094

Built-Ins

Appliance Allow.	1	2,713	2,306

Deck

w/Roof (Roof portion)	480	7,205	6,124

Parcel Number: 009-031-001-85

Page: 2

Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	400	1,604	1,171	*73% Good

Totals:	409,486	347,846	

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	427,851

2026 Est. T.C.V. 009-031-001-85	=	530,900

Est. TCV/Total Floor Area = 249.84, Most recent sale 03/28/2007 for 50,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
221,200	221,200	221,200	132,238	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	44,300	0	3,570	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
265,500	265,500	265,500	135,808	135,808	135,808

009-031-001-92	2026 Est. T.C.V.	BENNETT ROBERT & ANGELA
Property Class: 401		S BROWN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 31 T22N R8W BEG S0DEG 40'00"E 758.42 FT FROM N/4 COR; TH N 89DEG 43'45"E 484.94 FT; S26DEG 17'35"E 321.45 FT; S49DEG 59'05"E 93.62 FT; S33 DEG 09'11"E 115.82 FT; S16 DEG 19' 17"E 300.54 FT; S32 DEG 40'52"E 211.55 FT; S89 DEG 43'45" W 950.44 FT; N0 DEG 40' 00" W 914.12 FT TO POB. 15.02 Ac. M/L
Split on 12/05/2006 from 009-031-001-00;

Split/Comb. on 12/05/2006 completed 12/05/2006 RAY ;
Parent Parcel(s): 009-031-001-00;
Child Parcel(s): 009-031-001-92;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		15.02 Acres			5600	100		84,112
		15.02 Total Acres					Total Est. Land Value =	84,112

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.84	160	50	1,667
				Total Estimated Land Improvements True Cash Value = 1,667

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 2022

(11) Heating System: Wall/Floor Furnace
Ground Area = 192 SF Floor Area = 192 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	192		
			Total:	17,971	17,791

Other Additions/Adjustments

Deck					
Treated Wood			64	1,868	1,849
			Totals:	19,839	19,640

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 24,157

Cost Est. for Res. Bldg: 2 Single Family 1S Cls D Blt 2022

(11) Heating System: Wall/Floor Furnace
Ground Area = 200 SF Floor Area = 200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	200		
			Total:	18,723	17,974

Other Additions/Adjustments

Deck					
Treated Wood			100	2,340	2,246
			Totals:	21,063	20,220

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 24,870

2026 Est. T.C.V. 009-031-001-92 = 134,806

Parcel Number: 009-031-001-92

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Est. TCV/Total Floor Area = 343.89, Most recent sale 10/07/2025 for 145,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
37,600	37,600	37,600	17,049	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
22,300	7,500	0	22,300	28,051	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
67,400	67,400	67,400	39,809	67,400	0	

009-031-002-00	2026 Est. T.C.V.	STATE OF MICHIGAN
Property Class: 402		S SEELEY RD X
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 31 T22N R8W NE 1/4 OF NW 1/4. 40 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3800	40.00	Acres	3800	100			152,000
		40.00	Total Acres				Total Est. Land Value =	152,000

2026 Est. T.C.V. 009-031-002-00

= 0

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-031-003-00	2026 Est. T.C.V.	ADAMS BOBBY J
Property Class: 401		5041 S SEELEY RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

. SEC 31 T22N R8W N 1/2 OF N 1/2 OF NW 1/4 OF NW 1/4 EXC W33 FT FOR RDWY. 10.36
A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors * 327.90 X 1376.278

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$9000		10.36 Acres			9000	100		93,240
		10.36 Total Acres					Total Est. Land Value =	93,240

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	560	0	0
D/W/P: Asphalt Paving	3.10	5500	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
				Total Estimated Land Improvements True Cash Value = 5,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1973

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1344 SF Floor Area = 1344 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,344		
			Total:	216,663	140,827

Other Additions/Adjustments

Recreation Room	672	12,748	8,286

Plumbing

Average Fixture(s)	1	1,422	924

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174

Porches

CCP (1 Story)	192	5,357	3,482
CGEP (1 Story)	252	15,485	10,065
WCP (1 Story)	288	10,233	6,651

Deck

Treated Wood	192	3,882	2,523
w/Roof (Roof portion)	528	7,909	5,141
w/Roof (Roof portion)	320	4,838	3,145

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	528	22,551	14,658
Common Wall: 1 Wall	1	-2,589	-1,683

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	616	22,515	14,635

Class: D Exterior: Pole (Unfinished)

Base Cost	768	15,452	10,044

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Parcel Number: 009-031-003-00

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 Totals: 352,447 229,086

Notes:

 ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 281,776

2026 Est. T.C.V. 009-031-003-00 = 380,016

Est. TCV/Total Floor Area = 282.75, Most recent sale 10/01/2001 for 174,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
154,400	154,400	154,400	89,571	2.70		
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	35,600	0	0	2,418	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
190,000	190,000	190,000	91,989	91,989	91,989	

009-031-004-00	2026 Est. T.C.V.	HUNT MARK K & DOREEN C FAMILY TRUST
Property Class: 402		S SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 31 T22N R8W S 1/2 OF N 1/2 OF NW 1/4 OF NW 1/4 EXC 33 FT OFF W SIDE FOR
ROAD PURPOSES. 10.36 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors * 327.9' X 1376.278'

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.36 Acres			5600	100		58,016
		10.36 Total Acres					Total Est. Land Value =	58,016

2026 Est. T.C.V. 009-031-004-00 = 58,016

Est. TCV/Total Floor Area = 43.17

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
25,900	25,900	25,900	7,788	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,100	0	210	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,000	29,000	29,000	7,998	7,998	0	

009-031-005-00	2026 Est. T.C.V.	MARSH CHARLES D & KAREN
Property Class: 401		5167 S SEELEY RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

PARCEL OF THE SURVEY RECORDED IN BOOK OF SURVEYS 2-6 P-141 SEC 31 T22N R8W S 1/2
OF NW 1/4 OF NW 1/4 EXC 33 FT OFF W SIDE FOR ROAD PURPOSES. 20.72 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$5000	20.65	Acres	5000	100		103,225
			20.65	Total Acres			Total Est. Land Value =	103,225

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	640	0	0
D/W/P: 3.5 Concrete	6.16	900	0	0
D/W/P: Asphalt Paving	2.89	1650	0	0
Fencing: Wire Mesh, #9	3.73	500	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1969

(11) Heating System: Electric Baseboard
Ground Area = 2442 SF Floor Area = 2442 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,442		
			Total:	263,843	158,306

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711
2 Fixture Bath	1	2,502	1,501

Water/Sewer

1000 Gal Septic	1	4,386	2,632
Water Well, 100 Feet	1	5,415	3,249

Porches

CCP (1 Story)	36	1,122	673

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	672	23,910	14,346
Common Wall: 1/2 Wall	1	-1,207	-724
Class: CD Exterior: Pole (Unfinished)			
Base Cost	768	17,610	10,566
Class: CD Exterior: Pole (Unfinished)			
Base Cost	1680	35,599	21,359

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Interior 1 Story	1	4,610	2,766

Deck

w/Roof (Roof portion)	32	626	376
w/Roof (Roof portion)	32	626	376

Totals: 362,124 217,275

Notes:

Parcel Number: 009-031-005-00

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ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 267,248

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercials

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:40 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0

Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI17/SPOC/TENC/CONCPNSL	49400.00	1	1.00	75	37,050

ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 34,457

Total Estimated True Cash Value of Commercial/Industrial Buildings = 34,457

2026 Est. T.C.V. 009-031-005-00 = 407,305

Est. TCV/Total Floor Area = 166.79, Most recent sale 01/24/2022 for 295,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
170,500	170,500	170,500	151,232	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	33,200	0	0	4,083	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
203,700	203,700	203,700	155,315	155,315	155,315	

009-031-006-01	2026 Est. T.C.V.	FORD AARON
Property Class: 401		5369 S SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 31 T22N R8W SOUTH 1/2 OF NW 1/4 EXC N1/2 OF N1/2 THEROF & EXC S1/2 OF S1/2
THEROF 41.44 A
SPLIT ON 11/21/2024 FROM 009-031-006-00;

Split/Comb. on 11/21/2024 completed 11/21/2024 TIM ;
Parent Parcel(s): 009-031-006-00;
Child Parcel(s): 009-031-006-01, 009-031-006-60, 009-031-006-70, 009-031-006-80,
009-031-006-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>40@	\$3800	41.44 Acres			3800	100		157,472
		41.44 Total Acres					Total Est. Land Value =	157,472

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.54	240	50	2,585
		Total Estimated Land Improvements True Cash Value =		2,585

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 2025

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Pole (Unfinished)

Door Opener	1	468	463
Base Cost	3200	67,808	67,130
No Concrete Floor	3200	-19,168	-18,976

Deck

w/Roof (Roof portion)	1120	15,042	14,892

Totals:	64,150	63,509

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 78,116

2026 Est. T.C.V. 009-031-006-01 = 238,173

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
76,700	76,700	76,700	47,115	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
40,400	2,000	0	40,400	1,272	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
119,100	119,100	119,100	88,787	88,787	0	

009-031-006-60	2026 Est. T.C.V.	FORD DAVID BRIAN & DAWN ANN
Property Class: 402		5369 S SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 31 T22N R8W N1/2 OF N1/2 OF SW 1/4 OF NW 1/4. 10.72 A
SPLIT ON 11/21/2024 FROM 009-031-006-00;

Split/Comb. on 11/21/2024 completed 11/21/2024 TIM ;
Parent Parcel(s): 009-031-006-00;
Child Parcel(s): 009-031-006-01, 009-031-006-60, 009-031-006-70, 009-031-006-80,
009-031-006-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>400	3800	10.72 Acres	3800	100				40,736
		10.72 Total Acres					Total Est. Land Value =	40,736

2026 Est. T.C.V. 009-031-006-60 = 40,736

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
19,800	19,800	19,800	12,188	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	600	0	329	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,400	20,400	20,400	12,517	12,517	0	

009-031-006-70	2026 Est. T.C.V.	FORD DAVID BRIAN & DAWN ANN
Property Class: 402		5369 S SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 31 T22N R8W N1/2 OF N1/2 OF SE 1/4 OF NW 1/4. 10 A

SPLIT/COMBINED ON 11/21/2024 FROM 009-031-006-00;

Split/Comb. on 11/21/2024 completed 11/21/2024 TIM ;
 Parent Parcel(s): 009-031-006-00;
 Child Parcel(s): 009-031-006-01, 009-031-006-60, 009-031-006-70, 009-031-006-80,
 009-031-006-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>40@	\$3800	10.00	Acres	3800	100			38,000
		10.00	Total Acres				Total Est. Land Value =	38,000

2026 Est. T.C.V. 009-031-006-70 = 38,000

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
18,500	18,500	18,500	11,369	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	306	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,000	19,000	19,000	11,675	11,675	0	

009-031-006-80	2026 Est. T.C.V.	FORD CHRISTOPHER
Property Class: 402		5369 S SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 31 T22N R8W S1/2 OF S1/2 OF SW 1/4 OF NW 1/4. 10.72 A
SPLIT ON 11/21/2024 FROM 009-031-006-00;

Split/Comb. on 11/21/2024 completed 11/21/2024 TIM ;
Parent Parcel(s): 009-031-006-00;
Child Parcel(s): 009-031-006-01, 009-031-006-60, 009-031-006-70, 009-031-006-80,
009-031-006-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>400	3800	10.72	Acres	3800	100			40,736
		10.72	Total Acres				Total Est. Land Value =	40,736

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.51	200	50	1,951
				Total Estimated Land Improvements True Cash Value = 1,951

2026 Est. T.C.V. 009-031-006-80 = 42,687

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
19,800	19,800	19,800	12,188	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
900	600	0	900	329	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
21,300	21,300	21,300	13,417	13,417	0	

009-031-006-90	2026 Est. T.C.V.	FORD CHRISTOPHER
Property Class: 402		5369 S SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 31 T22N R8W S1/2 OF S1/2 OF SW 1/4 OF NW 1/4. 10.72 A
 SPLIT ON 11/21/2024 FROM 009-031-006-00;

Split/Comb. on 11/21/2024 completed 11/21/2024 TIM ;
 Parent Parcel(s): 009-031-006-00;
 Child Parcel(s): 009-031-006-01, 009-031-006-60, 009-031-006-70, 009-031-006-80,
 009-031-006-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>400	3800	10.00	Acres	3800	100			38,000
		10.00	Total Acres				Total Est. Land Value =	38,000

2026 Est. T.C.V. 009-031-006-90 = 38,000

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
18,500	18,500	18,500	11,367	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	306	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
19,000	19,000	19,000	11,673	11,673	0

009-031-008-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

HART EVAN ALAN & DANIELLE AIDA
11626 W WATERGATE RD
LAKE CITY, MI 49651

A PARCEL OF LAND SITUATED IN THE SOUTHWEST1/4 OF SEC31, T22N R08W LAKE TOWNSHIP, MISSAUKEE COUNLY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION; THENCE S89°28'50"E ALONG THE EAST-WEST 1/4 LINE, 1420.63 FEET TO THE POB; THENCE CONTINUING ALONG SAID LINE, S89°29'27"E, 658.96 FEET; THENCE S00DEG00'58"W, 1314.03 FEET TO THE SOUTH 1/16TH LINE; THENCE N89°26'08"W ALONG SAID LINE, 657.97 FEET TO THE WEST 1/16TH LINE; THENCE N00°01'39"W ALONG SAID LINE, 1313.40 FEET TO THE POB. CONTAINING 19.86 ACRES M/L. TOGETHER WITH AN EASEMENT FOR INGRESS/ EGRESS AS RECORDED IN A SURVEY BY D. SCHRIPEMA P.S.# 24617 DATED 5-29-1985. TOGETHER WITH AND SUBJECT TO EASEMENT "B", BEING A 66' WIDE EASEMENT FOR INGRESS/EGRESS SITUATED IN THE SOUTHWEST1/4 OF SECTION 31, T22NR08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION; THENCE S89°28'50"E ALONG THE EAST-WEST1/4 LINE, 1420.63 FEET; THENCE CONTINUING ALONG SAID LINE, S89°29'27"E, 658.96 FEET; THENCE S00DEG00'58"W, 1248.03 FEET TO THE POB; THENCE CONTINUING S00DEG00'58"W, 66.00 FEET TO THE SOUTH 1/16TH LINE; THENCE N89°26'08"W ALONG SAID LINE, 395.01 FEET; THENCE N00DEG00'53"W, 66.00 FEET; THENCE S89°26'27"E, 395.05 FEET TO THE POB. AND 3/26/2019 COMBINED WITH 009-031-019-79 SEC 31 T22N R8W E 66FT OF SE 1/4 OF SW 1/4 LYING N OF WATERGATE RD EXC PLC E OF THE SURVEY RECORDED IN LIBER S-5 P325 1 A

FORMERLY TO SPLIT ON 05/17/2016 INTO 009-031-008-50; SEC 31 T22N R8W NE 1/4 OF SW 1/4. 40 A.

3/26/2019 COMBINE WITH 009-031-019-79
SPLIT/COMB. ON 05/17/2016 COMPLETED 05/17/2016 TIM ;
PARENT PARCEL(S): 009-031-008-00;
CHILD PARCEL(S): 009-031-008-50;

2016 SPLIT ON 4/29.2016 INTO 032-008-00 & 032-008-50 19.86A & 19.88 A

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$5000	20.86 Acres	5000	100			104,300
			20.86 Total Acres				Total Est. Land Value =	104,300

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	350	50	1,218
D/W/P: 4in Concrete	6.96	1296	50	4,510
Total Estimated Land Improvements				True Cash Value = 5,728

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2019

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	1440	45,418		43,147
Totals:		45,418		43,147

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 53,071

Cost Est. for Res. Bldg: 2 Single Family 1S Cls C Blt 2025

(11) Heating System: Forced Heat & Cool
 Ground Area = 1988 SF Floor Area = 1988 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,988		
Total:				296,296	293,333
Other Additions/Adjustments					
Basement, Outside Entrance, Above Grade			1	1,980	1,960
Plumbing					
Average Fixture(s)			1	1,422	1,408
3 Fixture Bath			2	8,956	8,866
Water/Sewer					
2000 Gal Septic			1	9,318	9,225
Water Well, 100 Feet			1	5,734	5,677
Porches					
WCP (1 Story)			384	13,256	13,123
CCP (1 Story)			180	5,054	5,003
Deck					
Treated Wood			192	3,882	3,843
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			1008	35,855	35,496
Common Wall: 1 Wall			1	-2,589	-2,563
Door Opener			2	1,054	1,043
Totals:				380,218	376,414

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 462,989

2026 Est. T.C.V. 009-031-008-00 = 626,088
 Est. TCV/Total Floor Area = 314.93, Most recent sale 05/12/2016 for 30,000
 2025 Assessed MBOR S.E.V. Base for Cap IRM
 176,700 176,700 176,700 156,598 2.70
 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses
 99,900 36,400 0 99,900 4,228 0
 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
 313,000 313,000 313,000 260,726 260,726 260,726

009-031-008-50
Property Class: 201
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

MOOMEY RICHARD
X W WATERGATE RD
LAKE CITY, MI 49651

A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 31 T22N R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION; THENCE S89°28'50"E ALONG THE EAST-WEST 1/4 LINE, 1420.63 FEET; THENCE CONTINUING ALONG SAID LINE, S89°29'27"E, 658.96 FEET TO THE POB; THENCE CONTINUING S89°29'27"E ALONG SAID LINE, 659.26 FEET TO THE NORTH-SOUTH 1/4 LINE; THENCE S00DEG03'53"W ALONG SAID LINE, 1314.94 FEET TO THE SOUTH 1/16TH LINE; THENCE N89°24'39"W ALONG SAID LINE, 658.16 FEET; THENCE N00DEG00'58"E 1314.03 FEET TO THE POB. CONTAINING 19.88 ACRES M/L. TOGETHER WITH AN EASEMENT FOR INGRESS/ EGRESS AS RECORDED IN A SURVEY BY D. SCHRIPEMA P.S.#124617 DATED 5-29-1985. TOGETHER WITH EASEMENT 'B'. BEING A 66' WIDE ESEMENT FOR INGRESS/EGRESS AS DESCRIBED BEING A 66' WIDE EASEMENT FOR INGRESS/EGRESS SITUATED IN THE SOUTHWEST1/4 OF SECTION 31, T22NR08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION; THENCE S89°28'50"E ALONG THE EAST-WEST1/4 LINE, 1420.63 FEET; THENCE CONTINUING ALONG SAID LINE, S89°29'27"E, 658.96 FEET; THENCE S00DEG00'58"W, 1248.03 FEET TO THE POB; THENCE CONTINUING S00DEG00'58"W, 66.00 FEET TO THE SOUTH 1/16TH LINE; THENCE N89°26'08"W ALONG SAID LINE, 395.01 FEET; THENCE N00DEG00'53"W, 66.00 FEET; THENCE S89°26'27"E, 395.05 FEET TO THE POB.
SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY.

FORMERLY PART OF 009-031-008-00 SPLIT ON 04/29/2016; PARENT PARCEL
009-031-008-00 SEC 31 T22N R8W NE 1/4 OF SW 1/4. 40 A.

Split/Comb. on 05/17/2016 completed 05/17/2016 TIM ;
Parent Parcel(s): 009-031-008-00;
Child Parcel(s): 009-031-008-50;

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 20A M/L	3800	19.88	Acres	3800	100			75,544
		19.88	Total Acres				Total Est. Land Value =	75,544

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2018
Description of Occupancy: P#20180174 30'X40'

Costs are taken from the Warehouses - Mini cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 14 Perimeter: 140
Overall Building Height: 10

Base Rate for Upper Floors = 43.16

Adjusted Square Foot Cost for Upper Floors = 43.16

Total Floor Area: 1,200	Base Cost New of Upper Floors =	51,792
	Reproduction/Replacement Cost =	51,792
Eff.Age:2	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0	
	Total Depreciated Cost =	49,202

ECF (201C COMMERCIAL GROUP C)	1.060 => TCV of Bldg: 1 =	52,155
Replacement Cost/Floor Area= 43.16	Est. TCV/Floor Area= 43.46	

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2018
Description of Occupancy: P2018-017430'X40'

Costs are taken from the Warehouses - Mini cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Low Cost

Parcel Number: 009-031-008-50

Page: 2

Stories: 1 Story Height: 14 Perimeter: 140
Overall Building Height: 10

Base Rate for Upper Floors = 43.16

Adjusted Square Foot Cost for Upper Floors = 43.16

Total Floor Area: 1,200 Base Cost New of Upper Floors = 51,792

Reproduction/Replacement Cost = 51,792
Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0
Total Depreciated Cost = 49,202

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 2 = 52,155
Replacement Cost/Floor Area= 43.16 Est. TCV/Floor Area= 43.46

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 2018
Description of Occupancy: P20180414 30'X40'

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 14 Perimeter: 140

Base Rate for Upper Floors = 43.16

Adjusted Square Foot Cost for Upper Floors = 43.16

Total Floor Area: 1,200 Base Cost New of Upper Floors = 51,792

Reproduction/Replacement Cost = 51,792
Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0
Total Depreciated Cost = 49,202

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 3 = 52,155
Replacement Cost/Floor Area= 43.16 Est. TCV/Floor Area= 43.46

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 2018
Description of Occupancy: P#20180301 30'X32'

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 14 Perimeter: 124

Base Rate for Upper Floors = 41.12

Adjusted Square Foot Cost for Upper Floors = 41.12

Total Floor Area: 1,200 Base Cost New of Upper Floors = 49,344

Reproduction/Replacement Cost = 49,344
Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0
Total Depreciated Cost = 46,877

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 4 = 49,689
Replacement Cost/Floor Area= 41.12 Est. TCV/Floor Area= 41.41

Cost Estimates for Commercial/Industrial Building/Section: 5 Built 2019
Description of Occupancy: P2018-0609 & 2019-400,437,541

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 12 Perimeter: 104
Overall Building Height: 12

Parcel Number: 009-031-008-50

Page: 3

Base Rate for Upper Floors = 46.60

Adjusted Square Foot Cost for Upper Floors = 46.60

Total Floor Area: 672 Base Cost New of Upper Floors = 31,316

Reproduction/Replacement Cost = 31,316

8 Identical Units => Reproduction/Replacement Cost of all units = 250,528

Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0

Total Depreciated Cost = 238,002

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Stories Adj.	Cost

(13) Roof Structure:

Wood deck, light -gauge truss joists	1 Up	5.28	392	1.060	1.000	2,194

Wood deck, light -gauge truss joists	1 Up	5.28	392	1.060	1.000	2,194

Total Cost of Upper Stories = 4,388

1 Stories Above Ground, Number of stories multiplier for upper stories = 1.000

Total Cost New = 4,388

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 4,388

Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0

Total Depreciated Cost = 4,169

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 5 = 256,700

Replacement Cost/Floor Area= 47.42 Est. TCV/Floor Area= 47.75

Cost Estimates for Commercial/Industrial Building/Section: 6 Built 2020

Description of Occupancy: P#2020-00506 (10F2)

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 14 Perimeter: 120

Overall Building Height: 14

Base Rate for Upper Floors = 46.13

Adjusted Square Foot Cost for Upper Floors = 46.13

Total Floor Area: 864 Base Cost New of Upper Floors = 39,856

Reproduction/Replacement Cost = 39,856

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0

Total Depreciated Cost = 39,059

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 6 = 41,402

Replacement Cost/Floor Area= 46.13 Est. TCV/Floor Area= 47.92

Cost Estimates for Commercial/Industrial Building/Section: 7 Built 2020

Description of Occupancy: P#2020-00506 (10F2)

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 14 Perimeter: 120

Overall Building Height: 14

Base Rate for Upper Floors = 46.13

Total Floor Area: 2,880 Base Cost New of Upper Floors = 107,453

Parcel Number: 009-031-008-50

Page: 5

Reproduction/Replacement Cost = 107,453
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0
 Total Depreciated Cost = 105,304

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 10 = 111,622
 Replacement Cost/Floor Area= 37.31 Est. TCV/Floor Area= 38.76

Total Estimated True Cash Value of Commercial/Industrial Buildings = 758,254

2026 Est. T.C.V. 009-031-008-50 = 833,798

Est. TCV/Total Floor Area = 49.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
335,300	335,300	335,300	282,373	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	81,600	0	0	7,624	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
416,900	416,900	416,900	289,997	289,997	0	

009-031-009-80 2026 Est. T.C.V. PEARSON LAVERN E & BELINDA LE
 Property Class: 401 11560 W CADILLAC RD
 Map #: LAKE TOWNSHIP CADILLAC, MI 49601

. SEC 31 T22N R8W E 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4 LYINGS OF NEW HWY M-55 EXC
 E 217.7 FT THEREOF. 1.1910 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	110.90	467.42	1.1588	1.0397	110	100		14,698
111 Actual Front Feet, 1.19 Total Acres							Total Est. Land Value =	14,698

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D -5 Blt 1952

(11) Heating System: Wall/Floor Furnace
 Ground Area = 1120 SF Floor Area = 1120 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,120		
			Total:	111,175	61,125

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	949	522

Water/Sewer

1000 Gal Septic	1	3,947	2,171
Water Well, 50 Feet	1	3,212	1,767

Porches

CSEP (1 Story)	304	9,509	5,230
Foundation: Shallow	304	-1,520	-836
CGEP (1 Story)	150	8,076	4,442
Foundation: Shallow	150	-1,032	-568

Built-Ins

Appliance Allow.	1	1,543	849

Deck

w/Roof (Roof portion)	240	3,007	1,654
w/Roof (Roof portion)	384	4,524	2,488

Garages

Class: D Exterior: Block Foundation: 18 Inch (Unfinished)
 Base Cost 1536 40,704 22,387

Totals: 184,094 101,231

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 124,514

2026 Est. T.C.V. 009-031-009-80 = 139,212

Est. TCV/Total Floor Area = 124.30

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
60,800	60,800	60,800	23,051	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	8,800	0	0	622	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
69,600	69,600	69,600	23,673	23,673	23,673	

HOITENGA ALAN R & CARRIE D
11540 W CADILLAC RD
CADILLAC, MI 49601

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1994
Description of Occupancy: NEAR RD/ W/LIFT

Costs are taken from the Garages - Service/Repair Shed cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average
Stories: 1 Story Height: 14 Perimeter: 132

Base Rate for Upper Floors = 38.43

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 5.62 100%
Adjusted Square Foot Cost for Upper Floors = 44.05

Total Floor Area: 1,040 Base Cost New of Upper Floors = 45,812

Reproduction/Replacement Cost = 45,812

Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0

Total Depreciated Cost = 30,236

ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 28,119
Replacement Cost/Floor Area= 44.05 Est. TCV/Floor Area= 27.04

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1995

Description of Occupancy: NORTH MOST PART

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 10 Perimeter: 136

Base Rate for Upper Floors = 18.81

Adjusted Square Foot Cost for Upper Floors = 18.81

Total Floor Area: 1,120 Base Cost New of Upper Floors = 21,067

Reproduction/Replacement Cost = 21,067

Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0

Total Depreciated Cost = 15,590

ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 2 = 14,498
Replacement Cost/Floor Area= 18.81 Est. TCV/Floor Area= 12.94

Total Estimated True Cash Value of Commercial/Industrial Buildings = 42,617

2026 Est. T.C.V. 009-031-010-00 = 398,918

Est. TCV/Total Floor Area = 94.98

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
172,200	172,200	172,200	94,341	2.70		
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	27,300	0	0	2,547	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
199,500	199,500	199,500	96,888	96,888	96,888	

009-031-011-00	2026 Est. T.C.V.	NELSON MICHAEL
Property Class: 401		11450 W WATERGATE RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

. SEC 31 T22N R8W E 217.7 FT OF THAT PART OF E 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4 LYING 75 FT N OF BEG ON W SEC LINE 25.83 FT N OF SW SEC COR TH ON A 9822.13 FT RADIUS LH CURVE 3215.58 FT CHORD BEARING N 77 DEG 6' 11.5" E TH N 67 DEG 43' 28" E 200 FT TO END. 3.7933 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$9000		3.79 Acres			9000	100		34,110
		3.79 Total Acres					Total Est. Land Value =	34,110

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value

LAND IMPROVE 1000	1,000.00	1	94	940

Total Estimated Land Improvements True Cash Value = 940

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1973

(11) Heating System: Wall Furnace

Ground Area = 720 SF Floor Area = 720 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	720		
			Total:	39,625	13,869

Other Additions/Adjustments

Totals: 39,625 13,869

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 13,037

Cost Est. for Res. Bldg: 2 Single Family 1S Cls CD Blt 1982

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1120 SF Floor Area = 1120 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,120		
			Total:	156,213	93,728

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Water/Sewer

1000 Gal Septic	1	4,386	2,632

Water Well, 50 Feet	1	3,344	2,006

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	528	20,217	12,130

Common Wall: 1 Wall	1	-2,421	-1,453

Class: CD Exterior: Pole (Unfinished)

Base Cost	1920	40,685	24,411

Built-Ins

Appliance Allow.	1	1,897	1,138

Parcel Number: 009-031-011-00

Page: 2

Totals: 225,506 135,303

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 166,423

2026 Est. T.C.V. 009-031-011-00 = 214,510

Est. TCV/Total Floor Area = 116.58, Most recent sale 02/18/2022 for 135,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
96,800	96,800	96,800	74,554	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,500	0	0	-7,151	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
107,300	107,300	107,300	76,566	76,566	76,566	

009-031-013-00	2026 Est. T.C.V.	HOIT 5 LLC
Property Class: 401		11560 W WATERGATE RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

SEC 31 T22N R8W BEG S 89D53M12S W 328.64 FT; N 0D41M13S W 559.89 FT; S 72D36M09S W 238.39 FT FROM S/4 COR; TH S 73D36M36S W 103.86 FT; N 0D42M26S W 400 FT; N 89D50M04S E 100 FT; S 0D42M26S E 370.98 FT TO POB. .89 AC. M/L
SPLIT ON 12/05/2006 INTO 009-031-013-20;

Split/Comb. on 12/05/2006 completed 12/05/2006 RAY ;
Parent Parcel(s): 009-031-013-00;
Child Parcel(s): 009-031-013-20;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *				101.93 X 380.343		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 200' @ 110/FF	101.93	380.34	1.1835	0.9875	110 100	13,104
102 Actual Front Feet, 0.89 Total Acres					Total Est. Land Value =	13,104

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1997

(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3	Fixture Bath		1	-3,721	-2,605
Garages					
Class: CD Exterior: Pole (Unfinished)					
	Base Cost		576	14,314	10,020
Totals:				10,593	7,415

Notes: 2022-01459 AFF DETACHMENT OF HUD
HUD REMOVED

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 9,120

2026 Est. T.C.V. 009-031-013-00				=	22,224
Est. TCV/Total Floor Area = 0.00, Most recent sale 12/15/2015 for 50,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
9,500	9,500	9,500	7,422	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,600	0	200	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
11,100	11,100	11,100	7,622	7,622	0

009-031-013-20 2026 Est. T.C.V. MOOMEY RICHARD WILLIAM
 Property Class: 201 11540 W WATERGATE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 31 T22N R8W THAT PART OF E 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4 LYING N'LY OF
 HWY M55 EXC E 217.7 FT THOF. ALSO BEG S 89DEG53'12"W 328.64 FT, N 0DEG41'13"W
 559.89 FT FROM S 1/4 COR, TH S 72DEG 36'09"W 238.89 FT, N 0 DEG 42'26"W 370.89
 FT, S89DEG50'04"W 100FT, N0DEG42'26"W 545.16 FT, N89DEG50'04"E 329.10 FT,
 S0DEG41'13" 754.37 FT TO POB. 7.1257A
 COMBINE ON 12/10/2018 WITH 009-031-012-00
 FORMERLY SEC 31 T22N R8W (2*2006) BEG S 89D53M12S W 328.64 FT; N 0D41M13S W
 559.89 FT FROM S/4 COR; TH S 72D36M09S W 238.39 FT; N 0D42M26S W 370.89 FT; S
 89D50M04S W 100 FT; N 0D42M26S W 454.16 FT; N 89D50M04S E 329.10 FT; S 0D41M13S
 E 754.37 FT TO POB. 5.20 AC. M/L
 SPLIT ON 12/05/2006 FROM 009-031-013-00;

COMBINED ON 12/10/2018 WITH 009-031-012-00
 SPLIT/COMB. ON 12/05/2006 COMPLETED 12/05/2006 RAY ;
 PARENT PARCEL(S): 009-031-013-00;
 CHILD PARCEL(S): 009-031-013-20;

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 20A M/L	3800	7.13 Acres	3800	100				27,075
		7.13 Total Acres					Total Est. Land Value =	27,075

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.08	1000	94	1,955
D/W/P: 4in Ren. Conc.	6.53	1000	94	6,138
Wood Frame	21.94	120	50	1,316
Wood Frame	17.70	400	50	3,540
Total Estimated Land Improvements			True Cash Value =	12,949

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1978

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 960 SF Floor Area = 960 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	960		
			Total:	118,242	65,033

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	652

Water/Sewer

1000 Gal Septic	1	4,386	2,412
Water Well, 50 Feet	1	3,344	1,839

Deck

Treated Wood w/Roof (Deck Portion)	128	2,912	1,602
Treated Wood w/Roof (Roof portion)	128	2,036	1,120

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 960 27,965 15,381

Built-Ins

Appliance Allow.	1	1,897	1,043

Totals: 161,967 89,082

Notes:

ECF (201C COMMERCIAL GROUP C) 1.230 => TCV: 109,571

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2007
 Description of Occupancy: SEMI-FINISHED INTERIOR 2014

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Low Cost
 Stories: 1 Story Height: 10 Perimeter: 176
 Overall Building Height: 10

Base Rate for Upper Floors = 41.83

Adjusted Square Foot Cost for Upper Floors = 41.83

Total Floor Area: 1,680 Base Cost New of Upper Floors = 70,275

Reproduction/Replacement Cost = 70,275
 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0
 Total Depreciated Cost = 57,626

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 1 = 61,083
 Replacement Cost/Floor Area= 41.83 Est. TCV/Floor Area= 36.36

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2010
 Description of Occupancy: 12 UNITS 20 X 136: UNITS1-12

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average
 Stories: 1 Story Height: 10 Perimeter: 312

Base Rate for Upper Floors = 52.88

Adjusted Square Foot Cost for Upper Floors = 52.88

Total Floor Area: 2,720 Base Cost New of Upper Floors = 143,834

Reproduction/Replacement Cost = 143,834
 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0
 Total Depreciated Cost = 126,574

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 2 = 134,168
 Replacement Cost/Floor Area= 52.88 Est. TCV/Floor Area= 49.33

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 2007
 Description of Occupancy: 24 UNITS 40 X 136: UNITS 13-36

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 10 Perimeter: 352

Base Rate for Upper Floors = 32.95

Adjusted Square Foot Cost for Upper Floors = 32.95

Total Floor Area: 5,440 Base Cost New of Upper Floors = 179,248

Reproduction/Replacement Cost = 179,248
 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0
 Total Depreciated Cost = 157,738

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 3 = 167,203
 Replacement Cost/Floor Area= 32.95 Est. TCV/Floor Area= 30.74

Parcel Number: 009-031-013-20

Page: 3

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 2007
 Description of Occupancy: 12 UNITS 10 X 136, #37 TO #48

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 12 Perimeter: 292
 Overall Building Height: 12

Base Rate for Upper Floors = 48.96

Adjusted Square Foot Cost for Upper Floors = 48.96

Total Floor Area: 1,360 Base Cost New of Upper Floors = 66,585

Reproduction/Replacement Cost = 66,585
 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0
 Total Depreciated Cost = 58,595

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 4 = 62,110
 Replacement Cost/Floor Area= 48.96 Est. TCV/Floor Area= 45.67

Cost Estimates for Commercial/Industrial Building/Section: 5 Built 2011
 Description of Occupancy: AT ROAD 48'X58' UNITS 49-56

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 10 Perimeter: 212
 Overall Building Height: 10

Base Rate for Upper Floors = 34.34

Adjusted Square Foot Cost for Upper Floors = 34.34

Total Floor Area: 2,799 Base Cost New of Upper Floors = 96,118

Reproduction/Replacement Cost = 96,118
 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0
 Total Depreciated Cost = 84,584

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 5 = 89,659
 Replacement Cost/Floor Area= 34.34 Est. TCV/Floor Area= 32.03

Cost Estimates for Commercial/Industrial Building/Section: 6 Built 2012
 Description of Occupancy: 2012 UNITS 68-77, 38X48

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 12 Perimeter: 172
 Overall Building Height: 12

Base Rate for Upper Floors = 38.19

Adjusted Square Foot Cost for Upper Floors = 38.19

Total Floor Area: 1,836 Base Cost New of Upper Floors = 70,117

Reproduction/Replacement Cost = 70,117
 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0
 Total Depreciated Cost = 61,703

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 6 = 65,405
 Replacement Cost/Floor Area= 38.19 Est. TCV/Floor Area= 35.62

Cost Estimates for Commercial/Industrial Building/Section: 7 Built 2012

Parcel Number: 009-031-013-20

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Description of Occupancy: 2012 30X48 BEHIND#6

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 13 Perimeter: 159

Overall Building Height: 13

Base Rate for Upper Floors = 41.20

Adjusted Square Foot Cost for Upper Floors = 41.20

Total Floor Area: 1,459 Base Cost New of Upper Floors = 60,111

Reproduction/Replacement Cost = 60,111

Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0

Total Depreciated Cost = 52,898

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 7 = 56,072

Replacement Cost/Floor Area= 41.20 Est. TCV/Floor Area= 38.43

Cost Estimates for Commercial/Industrial Building/Section: 8 Built 2012

Description of Occupancy: 2012 UNTIS 57-67 72X10

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 9 Perimeter: 164

Overall Building Height: 9

Base Rate for Upper Floors = 46.05

Adjusted Square Foot Cost for Upper Floors = 46.05

Total Floor Area: 732 Base Cost New of Upper Floors = 33,709

Reproduction/Replacement Cost = 33,709

Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0

Total Depreciated Cost = 29,664

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 8 = 31,444

Replacement Cost/Floor Area= 46.05 Est. TCV/Floor Area= 42.96

Cost Estimates for Commercial/Industrial Building/Section: 9 Built 2015

Description of Occupancy: 2015 12'X60' UNITS 83-87

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 10 Perimeter: 144

Overall Building Height: 10

Base Rate for Upper Floors = 46.97

Adjusted Square Foot Cost for Upper Floors = 46.97

Total Floor Area: 720 Base Cost New of Upper Floors = 33,818

Reproduction/Replacement Cost = 33,818

Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0

Total Depreciated Cost = 29,760

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 9 = 31,545

Replacement Cost/Floor Area= 46.97 Est. TCV/Floor Area= 43.81

Cost Estimates for Commercial/Industrial Building/Section: 10 Built 2016

Description of Occupancy: 2016 REAR 36'X72'

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 10 Perimeter: 216
 Overall Building Height: 10

Base Rate for Upper Floors = 35.31

Adjusted Square Foot Cost for Upper Floors = 35.31

Total Floor Area: 2,592 Base Cost New of Upper Floors = 91,523

Reproduction/Replacement Cost = 91,523

Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0

Total Depreciated Cost = 85,116

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 10 = 90,223

Replacement Cost/Floor Area= 35.31 Est. TCV/Floor Area= 34.81

Cost Estimates for Commercial/Industrial Building/Section: 11 Built 2016

Description of Occupancy: P#20160087 W OF #10 30'X96'

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 8 Perimeter: 252
 Overall Building Height: 8

Base Rate for Upper Floors = 34.48

Adjusted Square Foot Cost for Upper Floors = 34.48

Total Floor Area: 2,880 Base Cost New of Upper Floors = 99,302

Reproduction/Replacement Cost = 99,302

Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0

Total Depreciated Cost = 92,351

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 11 = 97,892

Replacement Cost/Floor Area= 34.48 Est. TCV/Floor Area= 33.99

Cost Estimates for Commercial/Industrial Building/Section: 12 Built 2016

Description of Occupancy: P#20160360 N OF #11 20'X120'

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 8 Perimeter: 280
 Overall Building Height: 8

Base Rate for Upper Floors = 38.20

Adjusted Square Foot Cost for Upper Floors = 38.20

Total Floor Area: 2,400 Base Cost New of Upper Floors = 91,680

Reproduction/Replacement Cost = 91,680

Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0

Total Depreciated Cost = 85,262

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 12 = 90,378

Replacement Cost/Floor Area= 38.20 Est. TCV/Floor Area= 37.66

Cost Estimates for Commercial/Industrial Building/Section: 13 Built 2016

Description of Occupancy: P#20160360 @ N OF #9 30'X40'

Parcel Number: 009-031-013-20

Page: 6

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 8 Perimeter: 140
 Overall Building Height: 10

Base Rate for Upper Floors = 38.20

Adjusted Square Foot Cost for Upper Floors = 38.20

Total Floor Area: 1,200 Base Cost New of Upper Floors = 45,840

Reproduction/Replacement Cost = 45,840
 Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0
 Total Depreciated Cost = 42,631

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 13 = 45,189
 Replacement Cost/Floor Area= 38.20 Est. TCV/Floor Area= 37.66

Cost Estimates for Commercial/Industrial Building/Section: 14 Built 2016
 Description of Occupancy: 20160096 N OF #9 30'X40'

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 8 Perimeter: 140
 Overall Building Height: 10

Base Rate for Upper Floors = 38.20

Adjusted Square Foot Cost for Upper Floors = 38.20

Total Floor Area: 1,200 Base Cost New of Upper Floors = 45,840

Reproduction/Replacement Cost = 45,840
 Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0
 Total Depreciated Cost = 42,631

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 14 = 45,189
 Replacement Cost/Floor Area= 38.20 Est. TCV/Floor Area= 37.66

Cost Estimates for Commercial/Industrial Building/Section: 15 Built 2016
 Description of Occupancy: 20160096 N OF #9 30'X40'

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 8 Perimeter: 140
 Overall Building Height: 10

Base Rate for Upper Floors = 38.20

Adjusted Square Foot Cost for Upper Floors = 38.20

Total Floor Area: 1,200 Base Cost New of Upper Floors = 45,840

Reproduction/Replacement Cost = 45,840
 Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0
 Total Depreciated Cost = 42,631

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 15 = 45,189
 Replacement Cost/Floor Area= 38.20 Est. TCV/Floor Area= 37.66

Cost Estimates for Commercial/Industrial Building/Section: 16 Built 2017
 Description of Occupancy: P# 2017-0177 20'X120'

Costs are taken from the Warehouses - Mini cost schedules.

Parcel Number: 009-031-013-20

Page: 7

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 8 Perimeter: 280
 Overall Building Height: 8

Base Rate for Upper Floors = 38.20

Adjusted Square Foot Cost for Upper Floors = 38.20

Total Floor Area: 2,400 Base Cost New of Upper Floors = 91,680

Reproduction/Replacement Cost = 91,680
 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0
 Total Depreciated Cost = 87,096

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 16 = 92,322
 Replacement Cost/Floor Area= 38.20 Est. TCV/Floor Area= 38.47

Cost Estimates for Commercial/Industrial Building/Section: 17 Built 2017
 Description of Occupancy: P# 2017-0177 32'X40'

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 14 Perimeter: 144
 Overall Building Height: 8

Base Rate for Upper Floors = 43.61

Adjusted Square Foot Cost for Upper Floors = 43.61

Total Floor Area: 1,200 Base Cost New of Upper Floors = 52,332

Reproduction/Replacement Cost = 52,332
 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0
 Total Depreciated Cost = 49,715

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 17 = 52,698
 Replacement Cost/Floor Area= 43.61 Est. TCV/Floor Area= 43.92

Cost Estimates for Commercial/Industrial Building/Section: 18 Built 0
 Description of Occupancy: PERMIT 2017-0218 20'X108'

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 8 Perimeter: 256

Base Rate for Upper Floors = 38.42

Adjusted Square Foot Cost for Upper Floors = 38.42

Total Floor Area: 2,160 Base Cost New of Upper Floors = 82,987

Reproduction/Replacement Cost = 82,987
 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0
 Total Depreciated Cost = 78,838

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 18 = 83,568
 Replacement Cost/Floor Area= 38.42 Est. TCV/Floor Area= 38.69

Cost Estimates for Commercial/Industrial Building/Section: 19 Built 2017
 Description of Occupancy: P# 2017-0218 20'X108'

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost

Parcel Number: 009-031-013-20

Page: 8

Stories: 1 Story Height: 8 Perimeter: 256
 Overall Building Height: 8

Base Rate for Upper Floors = 38.42

Adjusted Square Foot Cost for Upper Floors = 38.42

Total Floor Area: 2,160 Base Cost New of Upper Floors = 82,987

Reproduction/Replacement Cost = 82,987
 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0
 Total Depreciated Cost = 78,838

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 19 = 83,568
 Replacement Cost/Floor Area= 38.42 Est. TCV/Floor Area= 38.69

Cost Estimates for Commercial/Industrial Building/Section: 20 Built 2017
 Description of Occupancy: P#2017-0219 32'X40'

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 14 Perimeter: 144
 Overall Building Height: 8

Base Rate for Upper Floors = 43.61

Adjusted Square Foot Cost for Upper Floors = 43.61

Total Floor Area: 1,200 Base Cost New of Upper Floors = 52,332

Reproduction/Replacement Cost = 52,332
 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0
 Total Depreciated Cost = 49,715

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 20 = 52,698
 Replacement Cost/Floor Area= 43.61 Est. TCV/Floor Area= 43.92

Cost Estimates for Commercial/Industrial Building/Section: 21 Built 2017
 Description of Occupancy: PERMIT#2017-0219 30'X40'

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 14 Perimeter: 144
 Overall Building Height: 8

Base Rate for Upper Floors = 43.61

Adjusted Square Foot Cost for Upper Floors = 43.61

Total Floor Area: 1,200 Base Cost New of Upper Floors = 52,332

Reproduction/Replacement Cost = 52,332
 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0
 Total Depreciated Cost = 49,715

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 21 = 52,698
 Replacement Cost/Floor Area= 43.61 Est. TCV/Floor Area= 43.92

Cost Estimates for Commercial/Industrial Building/Section: 22 Built 2018
 Description of Occupancy: PERMIT 2017-0535 30'X48'

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 14 Perimeter: 156

Base Rate for Upper Floors = 40.94

Adjusted Square Foot Cost for Upper Floors = 40.94

Total Floor Area: 1,680 Base Cost New of Upper Floors = 68,780

Reproduction/Replacement Cost = 68,780

2 Identical Units => Reproduction/Replacement Cost of all units = 137,560

Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0

Total Depreciated Cost = 130,682

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 25 = 138,523

Replacement Cost/Floor Area= 40.94 Est. TCV/Floor Area= 41.23

Cost Estimates for Commercial/Industrial Building/Section: 26 Built 0

Description of Occupancy: P#20210503 (40'X56')

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 36.61

Adjusted Square Foot Cost for Upper Floors = 36.61

Total Floor Area: 2,240 Base Cost New of Upper Floors = 82,006

Reproduction/Replacement Cost = 82,006

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0

Total Depreciated Cost = 80,366

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 26 = 85,188

Replacement Cost/Floor Area= 36.61 Est. TCV/Floor Area= 38.03

Total Estimated True Cash Value of Commercial/Industrial Buildings = 1,997,441

2026 Est. T.C.V. 009-031-013-20 = 2,147,036

Est. TCV/Total Floor Area = 40.45

2025 Assessed MBOR S.E.V.

854,100 854,100 854,100

Base for Cap

IRM

851,415

2.70

2026 New Eq. Adjustment Loss

0 219,400 0

Additions

Tax Adjustment

Losses

0

22,988

0

2026 Assessed MBOR S.E.V.

1,073,500 1,073,500 1,073,500

Capped

->Taxable<-

PRE/MBT

874,403

874,403

0

009-031-014-00	2026 Est. T.C.V.	HOIT5 LLC
Property Class: 402		11630 W CADILLAC RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

. SEC 31 T22N R8W THAT PART OF W 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4 S OF A LINE
 LYING 75 FT S OF BEG N 11' 48" W OF SW COR OF SEC TH ON A 9822.13 FT RADIUS LH
 CURVE 3215.58 FT CHORD BEARING N 77 DEG 6' 11.5" E 3201.23 FT TH N 67 DEG 43'
 28" E 200 FT TO END. 3.25 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	328.60	430.83	0.8833	1.0187	110	100		32,525
329 Actual Front Feet, 3.25 Total Acres							Total Est. Land Value =	32,525

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 5 ft.	26.77	400	50	5,354
Total Estimated Land Improvements				5,354

2026 Est. T.C.V. 009-031-014-00 = 37,879

Est. TCV/Total Floor Area = 0.71, Most recent sale 08/01/2014 for 42,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
13,300	13,300	13,300	7,746	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	5,600	0	0	209	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,900	18,900	18,900	7,955	7,955	0	

009-031-015-00	2026 Est. T.C.V.	HOIT5 LLC
Property Class: 201		11600 W WATERGATE RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

. SEC 31 T22N R8W E 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4 LYING N'LY OF RELOCATED HWY
M-55. 6.1136 A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

		* Factors *		329.8 X 806.52	
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
COMMERCIAL 10A M/L	3800	6.11	Acres	3800	100 23,203
6.11 Total Acres				Total Est. Land Value =	23,203

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 5in Ren. Conc.	7.90	400	100	3,160
D/W/P: Asphalt Paving	2.86	30000	100	85,800
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/OUTL/2AVG/FL01	1,885.00	2	100	3,770
Total Estimated Land Improvements True Cash Value =				92,730

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2011

Description of Occupancy: 2011

Costs are taken from the Garages - Service/Fleet Facilities Repair cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average
Stories: 1 Story Height: 16 Perimeter: 292
Overall Building Height: 16

Base Rate for Upper Floors = 65.29

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.66 100%

Adjusted Square Foot Cost for Upper Floors = 70.95

Total Floor Area: 5,309 Base Cost New of Upper Floors = 376,673

Reproduction/Replacement Cost = 376,673

Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0

Total Depreciated Cost = 308,872

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Cost	# or	Height	Storys	
	Col.	Rate	SqFt	Adj.	Adj. Cost

(13) Roof Structure:

Wood Joists, Wood or Composition					
Deck	1 Up	7.05	146	1.120	1.000 1,153

(14) Roof Cover:

Alum./Steel Flat or Standing seam	1 Up	8.18	146	1.120	1.000 1,338

Total Cost of Upper Stories = 2,490

1 Stories Above Ground, Number of stories multiplier for upper stories = 1.000

Total Cost New = 2,490

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 2,490

Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0

Total Depreciated Cost = 2,042

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 1 = 509,899

Replacement Cost/Floor Area= 71.42 Est. TCV/Floor Area= 96.04

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2011

Description of Occupancy: 2011 OFFICE OF WAREHOUSE

Parcel Number: 009-031-015-00

Page: 2

Costs are taken from the Office Buildings cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average

Stories: 1 Story Height: 8 Perimeter: 107

Overall Building Height: 8

Base Rate for Upper Floors = 133.48

(10) Heating system: Forced Air Furnace Cost/SqFt: 19.30 100%

Adjusted Square Foot Cost for Upper Floors = 152.78

Total Floor Area: 1,050 Base Cost New of Upper Floors = 160,419

Reproduction/Replacement Cost = 160,419

Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0

Total Depreciated Cost = 131,544

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 2 = 215,731

Replacement Cost/Floor Area= 152.78 Est. TCV/Floor Area= 205.46

Total Estimated True Cash Value of Commercial/Industrial Buildings = 725,630

2026 Est. T.C.V. 009-031-015-00 = 841,563

Est. TCV/Total Floor Area = 132.34, Most recent sale 10/01/2009 for 73,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
364,400	364,400	364,400	181,136	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	56,400	0	4,890	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
420,800	420,800	420,800	186,026	186,026	0	

009-031-015-70	2026 Est. T.C.V.	HAMEL RONALD D & DONNA D
Property Class: 401		11650 W CADILLAC RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

. SEC 31 T22N R8W E 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4 LYINGS'LY OF RELOCATED HWY
M-55. 2.75 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	328.60	364.55	0.8833	0.9771	110	100		31,194
329 Actual Front Feet, 2.75 Total Acres							Total Est. Land Value =	31,194

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	236	0	0
D/W/P: 4in Concrete	6.47	60	0	0
Wood Frame	26.22	96	50	1,258
Wood Frame	24.86	120	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,208

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1996

(11) Heating System: Forced Air w/ Ducts

Ground Area = 924 SF Floor Area = 924 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	924		
			Total:	95,520	74,506

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	924
3 Fixture Bath	1	3,721	2,902

Water/Sewer

1000 Gal Septic	1	4,386	3,421
Water Well, 50 Feet	1	3,344	2,608

Deck

Treated Wood	200	3,888	3,033
Treated Wood	160	3,371	2,629

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	768	26,258	20,481
Door Opener	1	468	365

Built-Ins

Appliance Allow.	1	1,897	1,480

Carports

Aluminum	768	10,115	7,890

Totals: 154,153 120,239

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 147,894

2026 Est. T.C.V. 009-031-015-70 = 181,296

Est. TCV/Total Floor Area = 196.21

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
82,000	82,000	82,000	31,091	2.70

Parcel Number: 009-031-015-70

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,600	0	0	839	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	90,600	90,600	90,600	31,930	31,930	31,930

009-031-016-00	2026 Est. T.C.V.	MICH STATE HWY COMM
Property Class: 402		M-55
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 31 T22N R8W THAT PART OF SE 1/4 & THAT PART OF SE 1/4 OF SW 1/4 EXC W 1/2 OF W 1/2 THEREOF LYING 75 FT EITHER SIDE OF BEG N11' 48" W OF SW COR OF SEC TH ON A 9822.13 FT RADIUS LH CURVE 3215.58 FT CHORD BEARING N 77 DEG 6' 11.5" E 3201.23 FT TH N 67 DEG 43' 28" E TO E LINE OF SEC. 13.4090 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		13.41 Acres			5600	100		75,090
		13.41 Total Acres					Total Est. Land Value =	75,090

2026 Est. T.C.V.	009-031-016-00						=	0
Est. TCV/Total Floor Area =	0.00							
2025 Assessed	MBOR	S.E.V.		Base for Cap		IRM		
0	0	0		0		2.70		
2026 New Eq. Adjustment		Loss		Additions		Tax Adjustment		Losses
0	0	0		0		0		0
2026 Assessed	MBOR	S.E.V.		Capped		->Taxable<-		PRE/MBT
0	0	0		0		0		0

009-031-017-00	2026 Est. T.C.V.	DYKGRAAF RONALD
Property Class: 401		11650 W WATERGATE RD
Map #:	LAKE TOWNSHIP	Cadillac, MI 49601

. SEC 31 T22N R8W PCL E OF SURVY RECORDED IN LIBER S-2 PP 325 & 326. 2.41A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 2-4A 9000			2.41 Acres		9000	100		21,690
			2.41 Total Acres				Total Est. Land Value =	21,690

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 2008

(11) Heating System: Space Heater

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	3320	104,281	93,853

Totals:	104,281	93,853

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 115,439

2026 Est. T.C.V. 009-031-017-00 = 137,129

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
62,700	62,700	62,700	36,964	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,900	0	0	998	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
68,600	68,600	68,600	37,962	37,962	0	

009-031-017-75	2026 Est. T.C.V.	STAGG PHILLIP & CYNTHIA
Property Class: 201		11680 W CADILLAC RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

SEC 31 T22N R8W THAT PART OF W 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4 LYING S'LY OF NEW HWY M-55 & N'LY OF OLD HWY M-55 RELOCATED. .28A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE 15K					15000	100		15,000
40 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	15,000

2026 Est. T.C.V. 009-031-017-75 = 15,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/03/2005 for 20,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
7,500	7,500	7,500	5,707	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	154	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,500	7,500	7,500	5,861	5,861	0	

009-031-018-00	2026 Est. T.C.V.	MICH STATE HWY COMM
Property Class: 402		M-55
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 31 T22N R8W THAT PART OF W 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4 LYING 75 FT EITHER SIDE OF BEG N 11' 48" W OF SW COR OF SEC TH ON A 9822.13 FT RADIUS CURVE TO THE LEFT 3215.58 FT CHORD BEARING N 77 DEG 6' 11.5" E 3201.23 FT TH N 67 DEG 43' 28" E 200 FT TO END ALSO THAT PART BETWEEN BEG AT S 1/4 POST TH N 40' W 2.23 FT TH S 89 DEG 50' 11" W 879.77 FT TH N 9' 49" W 60 FT TH ON A 438.22 FT RADIUS RT HAND CURVE 256.6 FT CHORD BEARING N 73 DEG 23'20"W 252.95 FT, TH N 35 DEG 51'51"E 77.73 FT & BEG AT 1/4 POST, TH N 40'W 2.23 FT, TH S 89 DEG 50'11"W 879.77 FT, TH S 9 DEG 49"E 60 FT, TH ON A 558.22 FT RADIUS RT HAND CURVE 440.78 FT CHORD BEARING 67 DEG 32'34"W 429.42 FT, TH N 79 DEG 44'57"W 120.31 FT. 1.1363A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 - 2.99@\$9000			1.14 Acres		9000	100		10,224
			1.14 Total Acres				Total Est. Land Value =	10,224

2026 Est. T.C.V. 009-031-018-00							=	0
Est. TCV/Total Floor Area =	0.00							
2025 Assessed	MBOR	S.E.V.		Base for Cap		IRM		
0	0	0		0		2.70		
2026 New Eq. Adjustment		Loss		Additions		Tax Adjustment		Losses
0	0	0		0		0		0
2026 Assessed	MBOR	S.E.V.		Capped		->Taxable<-		PRE/MBT
0	0	0		0		0		0

009-031-019-00	2026 Est. T.C.V.	HUBBELL DONN ALAN II
Property Class: 401		11978 W CADILLAC RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 31 T22N R8W S 704.2 FT OF W 361.5 FT OF W 1/2 OF SW 1/4 LYING N'LY OF HWY
M55 R/W. 4.2449A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 4-6A 9000			4.25 Acres		9000	100		38,250
			4.25 Total Acres				Total Est. Land Value =	38,250

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wire Mesh, #9	3.73	840	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1900

(11) Heating System: Forced Air w/ Ducts
Ground Area = 696 SF Floor Area = 1044 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	696		
			Total:	129,443	77,666

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Water/Sewer

1000 Gal Septic	1	4,386	2,632
Water Well, 50 Feet	1	3,344	2,006

Porches

WGEP (1 Story)	72	7,476	4,486
WGEP (1 Story)	144	11,789	7,073

Deck

Treated Wood	468	6,809	4,085

Built-Ins

Appliance Allow.	1	1,897	1,138

Unit-in-Place Cost Items

GARAGE	500	505	429	*85% Good

Totals: 166,834 100,226

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 123,278

2026 Est. T.C.V. 009-031-019-00 = 162,498
Est. TCV/Total Floor Area = 155.65, Most recent sale 06/04/2020 for 120,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
65,300	65,300	65,300	57,415	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	15,900	0	0	1,550	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
81,200	81,200	81,200	58,965	58,965	58,965

009-031-019-11 2026 Est. T.C.V. WHIPPLE MARSHA A
 Property Class: 401 11780 W WATERGATE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 31 T22N R8W THAT PART OF W 1/2 OF SW 1/4 EXC N 412.5 FT THOF LYING W'LY OF A
 LINE BEG N 89 DEG 53'12"E 361.5 FT, TH N 00 DEG 20'05"W 1312.25 FT, N 89 DEG
 50'05"E 358.34 FT, N 00 DEG 28'21"W 900.18 FT TO POE & EXC S 704.2 FTTHOF. ALSO
 PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS 5-6 PG 10. 43.7819A.
 COMBINED ON 05/14/2024 FROM 009-031-019-10, 009-031-019-90;

Split/Comb. on 05/14/2024 completed 05/14/2024 TIM ;
 Parent Parcel(s): 009-031-019-10, 009-031-019-90;
 Child Parcel(s): 009-031-019-11;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3800	43.78	Acres	3800	100			166,372
43.78 Total Acres Total Est. Land Value =								166,372

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	17.02	50	0	0
D/W/P: 4in Concrete	6.47	680	0	0
D/W/P: 3.5 Concrete	6.16	90	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1980

(11) Heating System: Wall Furnace
 Ground Area = 792 SF Floor Area = 792 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	792		
Total:				47,140	16,500

Other Additions/Adjustments

Water/Sewer

1000 Gal Septic	1	4,386	1,535
Water Well, 50 Feet	1	3,344	1,170

Totals: 54,870 19,205

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 18,053

Cost Est. for Res. Bldg: 2 Single Family 1S Cls CD Blt 1995

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1536 SF Floor Area = 1536 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,536		
Total:				178,029	126,400

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	841
3 Fixture Bath	1	3,721	2,642

Water/Sewer			
1000 Gal Septic	1	4,386	3,114
Water Well, 50 Feet	1	3,344	2,374
Porches			
WCP (1 Story)	80	4,052	2,877
Deck			
Treated Wood	430	6,441	4,573
Garages			
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	864	28,616	20,317
Common Wall: 1 Wall	1	-2,421	-1,719
Door Opener	2	935	664
Class: CD Exterior: Pole (Unfinished)			
Base Cost	2592	54,924	38,996
Built-Ins			
Appliance Allow.	1	1,897	1,347
Totals:		285,109	202,426

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 248,984

Ag. Bld 1 0, Lean-To Loafing Shed Class:D,Frame Quality:Low Cost
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	4.50	2720	12,240
Default Walls	5.41	2040	11,036
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Depr. Cost =			10,474
Unit in Place Item(s)	Rate	Quantity/Area	Depr. Depr. Cost
/A1/FENRRL	2.49	1,439	50 1,791
/A1/FENRRL	2.49	718	50 893
/A22/UOCL	3.64	240	50 436
ECF (4012 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 1 =		12,787

Ag. Bld 2 0, Lean-To Loafing Shed Class:D,Frame Quality:Low Cost
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	7.06	192	1,356
Default Walls	8.49	144	1,223
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Depr. Cost =			1,161
Unit in Place Item(s)	Rate	Quantity/Area	Depr. Depr. Cost
/A1/FENRRL	2.49	400	50 498
ECF (4012 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 2 =		1,565

Total Estimated True Cash Value of Agricultural Buildings = 14,352

2026 Est. T.C.V. 009-031-019-11 = 449,661

Est. TCV/Total Floor Area = 193.15

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
203,600	203,600	203,600	109,790	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	21,200	0	0	2,964	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
224,800	224,800	224,800	112,754	112,754	112,754	

009-031-019-20
Property Class: 201
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

SANDELIUS PROPERTIES LLC
11900 W CADILLAC RD
LAKE CITY, MI 49651

. SEC 31 T22N R8W BEG S 89 DEG 53' 12" E 361.5 FT & N 0 DEG 20' 05" W 129.39 FT
FROM SW COR SEC 31 TH N 0 DEG 20' 05" W 1182.95 FT, N 89 DEG 50' 05" E 358.34 FT,
S 0 DEG 28' 21" E 656.34 FT, N 89 DEG 51' 39" E 230 FT, S 0 DEG 28' 21" E 451.26
FT TO N R/W LINE HWY M55 TH SW'LY ALONG R/W TO POB EXC PCLS A & B OF THE SURVEY
RECORDED IN LIBER S-3 PG 190. 9.61A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 10A M/L	3800		9.61 Acres		3800	100		36,518
			9.61 Total Acres				Total Est. Land Value =	36,518

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.86	14000	100	40,040
				Total Estimated Land Improvements True Cash Value = 40,040

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1993

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1144 SF Floor Area = 1144 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,144		
			Total:	156,715	117,534

Other Additions/Adjustments

Exterior			
Brick Veneer	200	3,312	2,484

Plumbing			
Average Fixture(s)	1	1,422	1,066

Water/Sewer			
1000 Gal Septic	1	4,689	3,517
Water Well, 50 Feet	1	3,344	2,508

Garages

Class: C Exterior: Pole (Unfinished)			
Door Opener	1	527	395
Base Cost	1200	28,380	21,285
Class: C Exterior: Pole (Unfinished)			
Base Cost	1350	31,928	23,946

Built-Ins

Appliance Allow.	1	2,713	2,035

Breezeways

Frame Wall	288	19,440	14,580

Totals: 252,470 189,350

Notes:

ECF (201B COMMERCIAL GROUP B) 1.230 => TCV: 232,901

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1997

Costs are taken from the Warehouses - Storage cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average
Stories: 1 Story Height: 16 Perimeter: 236
Overall Building Height: 14

Base Rate for Upper Floors = 52.27

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.95 90%
 (10) Heating system: Package Heating & Cooling Cost/SqFt: 22.97 10%
 Combined Heating System adjustment: 7.65 100%
 Adjusted Square Foot Cost for Upper Floors = 59.92

Total Floor Area: 3,456 Base Cost New of Upper Floors = 207,098

Reproduction/Replacement Cost = 207,098
 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0
 Total Depreciated Cost = 161,536

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 1 = 171,229
 Replacement Cost/Floor Area= 59.92 Est. TCV/Floor Area= 49.55

Total Estimated True Cash Value of Commercial/Industrial Buildings = 171,229

2026 Est. T.C.V. 009-031-019-20 = 480,688

Est. TCV/Total Floor Area = 104.50, Most recent sale 07/01/1996 for 77,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
217,300	217,300	217,300	104,018	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	23,000	0	2,808	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
240,300	240,300	240,300	106,826	106,826	0	

009-031-019-35	2026 Est. T.C.V.	SANDELIUS PROPERTIES LLC
Property Class: 401		11832 W WATERGATE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 31 T22N R8W PCL B OF SURVEY RECORDED IN LIBER S-3 P 190. 1.05A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	100.00	457.38	1.1892	1.0341	110	100		13,527
100 Actual Front Feet, 1.05 Total Acres							Total Est. Land Value =	13,527

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	27.96	120	89	2,986
Total Estimated Land Improvements			True Cash Value =	2,986

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1976

(11) Heating System: Forced Warm Air
 Ground Area = 952 SF Floor Area = 952 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	952		
			Total:	61,511	21,528

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	164	1,922	673

Plumbing

Average Fixture(s)	1	1,010	353

Water/Sewer

1000 Gal Septic	1	4,689	1,641
Water Well, 50 Feet	1	3,344	1,170

Built-Ins

Appliance Allow.	1	2,713	950

Deck

Treated Wood w/Roof (Deck Portion)	20	896	314
Treated Wood w/Roof (Roof portion)	20	441	154

Totals: 76,526 26,783

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 25,176

2026 Est. T.C.V. 009-031-019-35 = 41,689

Est. TCV/Total Floor Area = 43.79, Most recent sale 10/15/2007 for 35,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
17,000	17,000	17,000	12,446	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,800	0	336	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,800	20,800	20,800	12,782	12,782	0

009-031-019-40
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

KREBBS RONALD
11776 W WATERGATE RD
CADILLAC, MI 49601

SEC 31 T22N R8W (3*2018) PCL AS SHOWN IN BOOK OF SURVEYS S-6 PP10 DESC AS: PART OF THE SW 1/4 DESC AS COMM AT SW COR OF SEC, TH S 89 DEG 22'53"E ALONG S LINE 1445.75 FT, TH N 0 DEG 00'34"W 296.40 FT TO N R/W LINE FOR M-55 & POB, TH 388.61 FT ALONG CURVE TO RIGHT (RADIUS=9747.13 FT, LC=S 79 DEG 46'06"W 388.58 FT), TH N 3 DEG 24'29"W 416.09 FT, TH N 19 DEG 58'53"E 683.34 FT, TH S 89 DEG 22'14"E 173.48 FT, TH N 0 DEG 00'38"W 30 FT, TH S 89 DEG 25'41"E 262.96 FT, TH S 0 DEG 00'19"W 660.04 FT, TH N 89 DEG 25'09"W 262.79 FT, TH S 0 DEG 00'34"E 356.63 FT TO POB. 11.73A M/L. SPLIT ON 05/03/2018 INTO 009-031-019-79.

...

FORMERLEY SEC 31 T22N R8W THAT PART OF W 1/2 OF SW 1/4 LYING N'LY OF HWY M55 & S'LY & E'LY OF A PCL DESC AS BEG N 89 DEG 53'12" E 953 FT FROM SW COR SEC 31 TH N 0 DEG 28'21" W 205.19 FT TO N'LY ROW LINE HWY M55 & POB TH N 0 DEG 28'21" W 451.26 FT, S 89 DEG 51'40" W 230 FT, N 0 DEG 28'21" W 656.34 FT, N 0 DEG 28'21" W 900.18 FT, N 89 DEG 46' 52" E 712.34 FT, S 0 DEG 44'55" E 900.88FT, S 0 DEG 44'55" E 30 FT, S 89 DEG 50' 05" W 330 FT, N 0 DEG 44'55" W 30 FT, S 89 DEG 50'05" W 93.31 FT, S 0 DEG 36'40"E 1097.03 FT TO N'LY ROW LINE M55 TH SW'LY ALONG ROW LINE 66.84 FT TO POB. ALSO PCLS B, C & D OF THE SURVEY RECORDED IN LIBER S-2 P 325. 13.73A.

3/2018 SPLIT PART TO 031-019-79 FORMERLY . SEC 31 T22N R8W THAT PART OF W 1/2 OF SW 1/4 LYING N'LY OF HWY M55 & S'LY & E'LY OF A PCL DESC AS BEG N 89 DEG 53'12" E 953 FT FROM SW COR SEC 31 TH N 0 DEG 28'21" W 205.19 FT TO N'LY ROW LINE HWY M55 & POB TH N 0 DEG 28'21" W 451.26 FT, S 89 DEG 51'40" W 230 FT, N 0 DEG 28'21" W 656.34 FT, N 0 DEG 28'21" W 900.18 FT, N 89 DEG 46' 52" E 712.34 FT, S 0 DEG 44'55" E 900.88FT, S 0 DEG 44'55" E 30 FT, S 89 DEG 50' 05" W 330 FT, N 0 DEG 44'55" W 30 FT, S 89 DEG 50'05" W 93.31 FT, S 0 DEG 36'40"E 1097.03 FT TO N'LY ROW LINE M55 TH SW'LY ALONG ROW LINE 66.84 FT TO POB. ALSO PCLS B, C & D OF THE SURVEY RECORDED IN LIBER S-2 P 325., EXC E 66 FEET THOF 12.73 A

3/2018 SPLIT E 66 FT TO 031-019-79

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		11.73 Acres			5600	100		65,688
		11.73 Total Acres					Total Est. Land Value =	65,688

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	100	2,000
Total Estimated Land Improvements				2,000
			True Cash Value =	

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1974

(11) Heating System: Forced Warm Air
Ground Area = 940 SF Floor Area = 940 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	684		
Addition	Siding	Crawl	256		
Expando			360		
			Total:	72,810	25,483

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	783	274

Water/Sewer

1000 Gal Septic	1	4,109	1,438
Water Well, 50 Feet	1	3,344	1,170

Parcel Number: 009-031-019-40

Page: 2

Deck

Treated Wood	240	4,301	1,505
w/Roof (Roof portion)	24	450	157

Built-Ins

Appliance Allow.	1	1,607	562

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	1440	30,514	10,680

Totals:	117,918	41,269

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 38,793

Ag. Bld 1 0, Lean-To Loafing Shed Class:D,Frame Quality:Low Cost
Height: 8 ft

Description	Rate	Size	Cost New
Base Cost	6.52	240	1,565
Default Walls	7.84	180	1,411

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Depr. Cost = 1,042
Unit in Place Item(s) Rate Quantity/Area Depr. Depr. Cost
/A1/FENRRL 2.49 1,117 50 1,390
/A22/U00CL 3.64 96 50 174
/A22/U00CL 3.64 128 50 232
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 2,723

Total Estimated True Cash Value of Agricultural Buildings	=	2,723

2026 Est. T.C.V. 009-031-019-40	=	109,204

Est. TCV/Total Floor Area = 116.17, Most recent sale 01/22/2020 for 57,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
47,400	47,400	47,400	31,467	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,200	0	849	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
54,600	54,600	54,600	32,316	32,316	32,316

009-031-019-80	2026 Est. T.C.V.	MARR ROBERT K JR & VALERIE L
Property Class: 401		5549 S SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 31 T22N R8W PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-164.
13.47A+- N 412.5 FT OF W 1/2 OF SW QTR 1/4.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		13.16 Acres			5600	100		73,679
Residentia ROW @ ZERO		0.31 Acres			0	100		0
		13.47 Total Acres					Total Est. Land Value =	73,679

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	716	50	2,491
D/W/P: 4in Concrete	6.96	640	50	2,227
				Total Estimated Land Improvements True Cash Value = 4,718

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2025

(11) Heating System: Forced Heat & Cool
Ground Area = 2008 SF Floor Area = 2008 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,008		
			Total:	313,812	310,638

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	2,700

Plumbing

Average Fixture(s)	1	1,422	1,408
3 Fixture Bath	2	8,956	8,866

Water/Sewer

2000 Gal Septic	1	9,318	9,225
Water Well, 200 Feet	1	10,565	10,459

Porches

CCP (1 Story)	408	10,490	10,385
CCP (1 Story)	384	9,876	9,777
CPP	192	3,671	3,634
CPP	296	4,961	4,911

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Common Wall: 1 Wall	1	-2,589	-2,563
Door Opener	2	1,054	1,043
Base Cost	1152	40,124	39,723

Class: C Exterior: Pole (Unfinished)

Door Opener	1	527	522
Base Cost	1920	45,408	44,954

Built-Ins

Appliance Allow.	1	2,713	2,686

Totals:	463,035	458,368

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 563,793

2026 Est. T.C.V. 009-031-019-80 = 642,190

Est. TCV/Total Floor Area = 319.82, Most recent sale 07/14/2023 for 74,900

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-031-019-80

Page: 2

	179,900	179,900	179,900	166,337	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	112,800	28,400	0	112,800	4,491	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	321,100	321,100	321,100	283,628	283,628	0

009-031-020-00	2026 Est. T.C.V.	MICH STATE HWY COMM
Property Class: 402		M-55
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 31 T22N R8W THAT PART OF SW 1/4 OF SW 1/4 LYING S OF A LINE BEG ON W LINE
 225.83 FT N OF SW COR TH S 59 DEG 26' 22" E 219.07 FT TH NE'LY ON A LH CURVE OF
 9747.13 FT RADIUS 923.09 FT TH N 10 DEG 4' 44" W 200 FT TH N 79 DEG 55' 16" E
 376.89 FT TO END & N OF BEG 174.17 FT S OF SE COR TH N 53 DEG 10' 20" E 230.1 FT
 TH NE'LY ALONG A LH CURVE OF 9897.13 FT RADIUS 1196.54 FT S 79 DEG 44' 57" E
 120.31 FT TO END. 5.0704 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$9000			5.07 Acres		9000	100		45,630
			5.07 Total Acres				Total Est. Land Value =	45,630

2026 Est. T.C.V. 009-031-020-00	=	0

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	0	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-031-022-00	2026 Est. T.C.V.	PELL JOHN ETAL
Property Class: 401		11140 W CADILLAC RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

. SEC 31 T22N R8W E 1/2 OF SE 1/4 EXC THAT PART LYING 75 FT EITHER SIDE OF A
LINE BEG ON E LINE THEREOF 1653.45 FT N OF SE COR TH S 67 DEG 43' 28" W TO W
LINE THEREOF. 75.1136 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$3800	75.11	Acres	3800	100	M55	DIVIDES PARCEL	285,418
75.11 Total Acres								Total Est. Land Value = 285,418

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	240	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1950

(11) Heating System: Forced Hot Water

Ground Area = 1040 SF Floor Area = 1040 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,040		
			Total:	150,324	82,677

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	652

Water/Sewer

1000 Gal Septic	1	4,386	2,412
Water Well, 50 Feet	1	3,344	1,839

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	528	20,217	11,119
Common Wall: 1 Wall	1	-2,421	-1,332

Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost	2136	65,127	35,820

Class: CD Exterior: Pole (Unfinished)

Base Cost	4800	101,712	55,942

Built-Ins

Appliance Allow.	1	1,897	1,043

Fireplaces

Interior 1 Story	1	4,610	2,535

Deck

w/Roof (Roof portion)	576	7,776	4,277
w/Roof (Roof portion)	648	8,709	4,790

Totals: 366,866 201,774

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 248,182

2026 Est. T.C.V. 009-031-022-00 = 534,550

Est. TCV/Total Floor Area = 513.99

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-031-022-00

Page: 2

2026	247,800	247,800	247,800	111,434	2.70	
	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,500	0	0	3,008	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	267,300	267,300	267,300	114,442	114,442	114,442

009-031-023-00	2026 Est. T.C.V.	CADILLAC SPORTSMAN CLUB
Property Class: 201		11424 W WATERGATE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 31 T22N R8W THAT PART OF W 1/2 OF SE 1/4 LYING 75 FTN OF BEG, TH N 30'13" W 1653.45 FT OF SE COR OF SEC TH S 67 DEG 43' 28" W 2436.75FT TH ON A 9822.13 FT RADIUS RH CURVE 393.06 FT CHORD BEARING S 68 DEG 52' 15" W 393.02 FT TO END. 53 A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 40A M/L	3800	53.00	Acres		3800	100		201,400
		53.00	Total Acres				Total Est. Land Value =	201,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.41	245	50	785
D/W/P: 4in Concrete	6.41	98	50	314
				Total Estimated Land Improvements True Cash Value = 1,099

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1970
Description of Occupancy: CAL 30

Costs are taken from the Clubhouses cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
Stories: 1 Story Height: 10 Perimeter: 280
Overall Building Height: 10

Base Rate for Upper Floors = 129.51

(10) Heating system: Forced Air Furnace Cost/SqFt: 15.75 100%
Adjusted Square Foot Cost for Upper Floors = 145.26

Total Floor Area: 3,300 Base Cost New of Upper Floors = 479,358

Reproduction/Replacement Cost = 479,358
Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 167,775

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels

Item Description	Cost Col.	Rate	# or SqFt	Height	Storys	Cost

(13) Roof Structure:

Wood Joists, Wood or Composition						
Deck	2 Up	8.73	245	1.000	1.000	2,139
Wood Joists, Wood or Composition						
Deck	2 Up	8.73	98	1.000	1.000	856

Total Cost of Upper Stories = 2,994
1 Stories Above Ground, Number of stories multiplier for upper stories = 1.000
Total Cost New = 2,994

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 2,994
Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 1,048

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI16/YARI/CHALF/06'/GATW20	1560.00	1	1.00	100	1,560

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 1 = 180,606
Replacement Cost/Floor Area= 146.64 Est. TCV/Floor Area= 54.73

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1980
Description of Occupancy: CAL 174

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 10 Perimeter: 84
 Overall Building Height: 10

Base Rate for Upper Floors = 22.28

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%

Adjusted Square Foot Cost for Upper Floors = 22.28

Total Floor Area: 441 Base Cost New of Upper Floors = 9,825

Reproduction/Replacement Cost = 9,825

Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0

Total Depreciated Cost = 4,814

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 2 = 5,103

Replacement Cost/Floor Area= 22.28 Est. TCV/Floor Area= 11.57

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 1997

Description of Occupancy: CAL 174

Costs are taken from the Sheds - Equipment 3 Wall Shed cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average
 Stories: 1 Story Height: 8 Perimeter: 134
 Overall Building Height: 8

Base Rate for Upper Floors = 32.87

Adjusted Square Foot Cost for Upper Floors = 32.87

Total Floor Area: 660 Base Cost New of Upper Floors = 21,694

Reproduction/Replacement Cost = 21,694

Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0

Total Depreciated Cost = 11,715

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 3 = 12,418

Replacement Cost/Floor Area= 32.87 Est. TCV/Floor Area= 18.81

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 0

Description of Occupancy: SHOOTING RANGE PULL TOWER

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: C Quality: Average
 Stories: 2 Story Height: 8 Perimeter: 32

Base Rate for Upper Floors = 100.91

Adjusted Square Foot Cost for Upper Floors = 100.91

Total Floor Area: 64 Base Cost New of Upper Floors = 6,458

Reproduction/Replacement Cost = 6,458

Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0

Total Depreciated Cost = 2,260

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 4 = 2,396

Replacement Cost/Floor Area= 100.91 Est. TCV/Floor Area= 37.44

Cost Estimates for Commercial/Industrial Building/Section: 5 Built 0

Description of Occupancy: SHOOTING RANGE PULL TOWER

Parcel Number: 009-031-023-00

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 Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: C Quality: Average

Stories: 2 Story Height: 8 Perimeter: 32

Base Rate for Upper Floors = 100.91

Adjusted Square Foot Cost for Upper Floors = 100.91

Total Floor Area: 64 Base Cost New of Upper Floors = 6,458

Reproduction/Replacement Cost = 6,458

Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0

Total Depreciated Cost = 2,260

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 5 = 2,396

Replacement Cost/Floor Area= 100.91 Est. TCV/Floor Area= 37.44

 Total Estimated True Cash Value of Commercial/Industrial Buildings = 202,919

2026 Est. T.C.V. 009-031-023-00 = 405,418

Est. TCV/Total Floor Area = 89.52

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
179,600	179,600	179,600	64,656	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	23,100	0	1,745	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
202,700	202,700	202,700	66,401	66,401	0

009-031-025-00	2026 Est. T.C.V.	OSTERHOUT DALE W & SHERRI L
Property Class: 401		11450 W CADILLAC RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

. SEC 31 T22N R8W PCL B OF THE SURVEY RECORDED IN LIBER S-1 AT PP 159 & 160.
2.87 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$9000		2.87 Acres			9000	100		25,830
		2.87 Total Acres					Total Est. Land Value =	25,830

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	720	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1945

(11) Heating System: Forced Air w/ Ducts
Ground Area = 870 SF Floor Area = 870 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	870		
			Total:	116,056	69,634

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Water/Sewer

1000 Gal Septic	1	4,109	2,465
Water Well, 100 Feet	1	5,150	3,090

Porches

CGEP (1 Story)	192	10,111	6,067
CCP (1 Story)	80	2,045	1,227

Garages

Class: D Exterior: Pole (Unfinished)			
Base Cost	768	15,452	9,271
Class: D Exterior: Pole (Unfinished)			
Base Cost	1408	26,358	15,815
No Concrete Floor	1408	-7,688	-4,613

Built-Ins

Appliance Allow.	1	1,607	964

Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	256	1,027	781	*76% Good

Totals:	175,215	105,294

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 129,512

Cost Est. for Res. Bldg: 2 Single Family 1S Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1428 SF Floor Area = 1428 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Parcel Number: 009-031-025-00

Page: 2

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,300		
1 Story	Siding	Basement	128		
			Total:	171,997	111,797

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770
3 Fixture Bath	1	3,721	2,419

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Totals:	186,530	121,244

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	149,130

2026 Est. T.C.V. 009-031-025-00	=	305,442

Est. TCV/Total Floor Area = 132.92

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
127,800	127,800	127,800	71,947	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	24,900	0	1,942	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
152,700	152,700	152,700	73,889	73,889	48,767

009-031-026-00	2026 Est. T.C.V.	SMOLKA ALBERT P JR & DEBORAH D
Property Class: 401		11425 W WATERGATE RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

SEC 31 T22N R8W PCL C OF THE SURVEY RECORDED IN LIBER S-1 PP 159 & 160 EXC S
256.33 FT THOF. 2.38A.

PARTIAL SPLIT TO 026-50 FOR 97

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	228.00	454.70	0.9678	1.0326	110	100		25,062
228 Actual Front Feet, 2.38 Total Acres					Total Est.		Land Value =	25,062

Cost Est. for Res. Bldg: 1	Single Family	HUD		Cls CD	Blt 1988

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1344 SF Floor Area = 1344 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,344		
			Total:	133,128	93,190

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	829

Water/Sewer

1000 Gal Septic	1	4,386	3,070
Water Well, 50 Feet	1	3,344	2,341

Deck

Pine w/Roof (Deck Portion)	128	2,323	1,626
Pine w/Roof (Roof portion)	128	2,036	1,425

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	21,439	15,007

Built-Ins

Appliance Allow.	1	1,897	1,328

Totals:	169,738	118,816

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV:	117,628

2026 Est. T.C.V. 009-031-026-00	=	142,690

Est. TCV/Total Floor Area = 106.17, Most recent sale 12/01/1995 for 13,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
59,400	59,400	59,400	34,808	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	11,900	0	939	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
71,300	71,300	71,300	35,747	35,747	35,747	

```
009-031-026-50
Property Class: 401
Map #:
```

2026 Est. T.C.V.

LAKE TOWNSHIP

OSTERHOUT DALE & SHERRIE
11400 W CADILLAC RD
LAKE CITY, MI 49651

SEC 31 T22N R8W S 256.33 FT OF PCL C OF THE SURVEY RECORDED IN LIBER S-1 PP 159-160. 1.34A

96 SPLIT FROM 026-00 FOR 97

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	228.00	256.00	0.9678	0.8944	110	100		21,709
228 Actual Front Feet, 1.34 Total Acres					Total Est.		Land Value =	21,709

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1970

(11) Heating System: Wall/Floor Furnace
Ground Area = 864 SF Floor Area = 864 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63

Building Areas

Stories	Exterior	Foundation	Size	Cost	New	Depr.	Cost
1 Story	Siding	Basement	864				
			Total:	113,505			71,509

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	622

Water/Sewer

1000 Gal Septic	1	4,109	2,589

Water Well, 100 Feet	1	5,150	3,244

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	18,657	11,754

Class: D Exterior: Pole (Unfinished)

Base Cost	1200	22,464	14,152

Built-Ins

Appliance Allow.	1	1,607	1,012

Breezeways

Frame Wall	160	6,618	4,169

Totals: 173,098 109,051

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 134,132

2026 Est. T.C.V. 009-031-026-50 = 155,841

Est. TCV/Total Floor Area = 180.37

2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM	
	66,600		66,600	66,600	37,625	2.70	
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		11,300	0	0	1,015	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	77,900		77,900	77,900	38,640	38,640	0

009-031-027-00	2026 Est. T.C.V.	GOBLE GARRY L
Property Class: 402		W WATERGATE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 31 T22N R8W PCL D OF THE SURVEY RECORDED IN LIBER S-1 AT PP 159 & 160.
4.16 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 -	2.99@	\$9000	4.16 Acres		9000	100		37,440
			4.16 Total Acres				Total Est. Land Value =	37,440

2026 Est. T.C.V. 009-031-027-00 = 37,440

Est. TCV/Total Floor Area = 43.33

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
18,700	18,700	18,700	4,501	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	121	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,700	18,700	18,700	4,622	4,622	0	

009-031-028-00	2026 Est. T.C.V.	GOBLE GARRY L
Property Class: 402		W WATERGATE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 31 T22N R8W PCL E OF THE SURVEY RECORDED IN LIBER S-1 AT PP 159 & 160.
10.08 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @	\$5600	10.08	Acres	5600	100			56,448
		10.08	Total Acres				Total Est. Land Value =	56,448

2026 Est. T.C.V. 009-031-028-00 = 56,448

Est. TCV/Total Floor Area = 65.33

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
25,200	25,200	25,200	7,994	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,000	0	215	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,200	28,200	28,200	8,209	8,209	0	

009-032-001-00	2026 Est. T.C.V.	SUTTON ETHEL J
Property Class: 401		5010 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 32 T22N R8W N 1/2 OF N 1/2 OF NE 1/4 OF NE 1/4. 10 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.00	Acres		5600	100		56,000
		10.00	Total Acres				Total Est. Land Value =	56,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	1700	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	100	2,000
Total Estimated Land Improvements True Cash Value =				2,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1978

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1712 SF Floor Area = 1712 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,232		
1 Story	Siding	Crawl Space	480		
			Total:	217,512	141,382

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 50 Feet	1	3,344	2,174

Porches

WPP	361	5,675	3,689

Deck

Treated Wood	144	3,146	2,045
Treated Wood	380	5,943	3,863
w/Roof (Roof portion)	400	5,424	3,526

Garages

Class: CD Exterior: Pole (Unfinished)			
Base Cost	960	20,966	13,628
Class: CD Exterior: Pole (Unfinished)			
Base Cost	1040	22,038	14,325

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Exterior 1 Story	1	5,597	3,638

Totals:	297,113	193,124

Notes: MODULAR

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	237,543

2026 Est. T.C.V. 009-032-001-00	=	295,543

Est. TCV/Total Floor Area = 172.63

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM

Parcel Number: 009-032-001-00

Page: 2

	127,300	127,300	127,300	76,583	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	20,500	0	0	2,067	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	147,800	147,800	147,800	78,650	78,650	78,650

009-032-002-00	2026 Est. T.C.V.	BRIDGES BRUCE D & MARILYN M
Property Class: 401		5220 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 32 T22N R8W BEG AT SE COR OF NE 1/4 OF NE 1/4 N 313 FT W 556 FT S 313 FT E
556 FT TO BEG. 3.9951 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	313.00	556.00	0.8941	1.0858	110	100		33,424
313 Actual Front Feet,	4.00	Total Acres			Total Est.	Land Value =		33,424

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	500	50	1,645
Metal Prefab	20.63	80	50	825
Total Estimated Land Improvements		True Cash Value =		2,470

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1973

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1488 SF Floor Area = 1488 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,488		
			Total:	187,848	131,504

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 50 Feet	1	3,344	2,341

Porches

WCP (1 Story)	265	9,892	6,924

Deck

Treated Wood	408	6,369	4,458

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	528	20,217	14,152

Class: C Exterior: Pole (Unfinished)

Base Cost	832	20,941	14,659

Built-Ins

Appliance Allow.	1	2,713	1,899

Totals:	257,435	180,214

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 221,663

2026 Est. T.C.V. 009-032-002-00	=	257,557

Est. TCV/Total Floor Area = 173.09

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
110,000	110,000	110,000	64,032	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	18,800	0	0	1,728	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
128,800	128,800	128,800	65,760	65,760	65,760	

RODENBAUGH RAYMOND L
5100 S LACHANCE RD
LAKE CITY, MI 49651

* Factors *

Exterior 1 Story	1	6,387	4,152

Parcel Number: 009-032-003-00

Page: 2

 Totals: 353,127 229,537

Notes:

 ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 282,331

2026 Est. T.C.V. 009-032-003-00 = 368,231

Est. TCV/Total Floor Area = 253.95

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
159,300	159,300	159,300	91,163	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	24,800	0	0	2,461	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
184,100	184,100	184,100	93,624	93,624	93,624	

009-032-004-00	2026 Est. T.C.V.	LAGALO JENNIE
Property Class: 401		5160 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 32 T22N R8W S 3/4 OF S 1/2 OF NE 1/4 OF NE 1/4 EXC S313 FT OF E 556 FT
THEREOF. 11.0049 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>800	\$3800	11.00	Acres	3800	100			41,800
		11.00	Total Acres				Total Est. Land Value =	41,800

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 1983

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	1200	22,464	16,848

Totals:	22,464	16,848

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 20,723

Cost Est. for Res. Bldg: 2 Single Family 1S Cls C -5 Blt 2016

(11) Heating System: Forced Heat & Cool
Ground Area = 1156 SF Floor Area = 1156 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,156		
			Total:	176,358	174,600

Other Additions/Adjustments

Recreation Room	1000	18,970	9,485

Basement, Outside Entrance, Below Grade	1	2,727	2,700

Plumbing

Average Fixture(s)	1	1,422	1,408
3 Fixture Bath	1	4,478	4,433

Water/Sewer

1000 Gal Septic	1	4,689	4,642
Water Well, 50 Feet	1	3,344	3,311

Porches

CCP (1 Story)	136	3,920	3,881
WCP (1 Story)	48	3,193	3,161

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	400	18,692	18,505
Common Wall: 1 Wall	1	-2,589	-2,563
Door Opener	1	527	522

Totals:	235,731	224,085

Parcel Number: 009-032-004-00

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Notes:

 ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 275,625

2026 Est. T.C.V. 009-032-004-00	=	338,148
Est. TCV/Total Floor Area = 292.52, Most recent sale 09/21/2015 for 195,000		
2025 Assessed	MBOR	S.E.V.
146,700	146,700	146,700
		98,741
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	22,400	0
		2,666
2026 Assessed	MBOR	S.E.V.
169,100	169,100	169,100
		101,407
		->Taxable<-
		101,407
		PRE/MBT
		101,407

009-032-005-00	2026 Est. T.C.V.	LAGALO JENNIE
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 32 T22N R8W E 1/2 OF NW 1/4 & NW 1/4 OF NE 1/4. EXC S 300 FT OF E 300 FT OF
 E 1/2 OF NW 1/4 117.9339 A.
 12/2021 SPLIT PART TO 032-005-95
 FORMERLY SEC 32 T22N R8W E 1/2 OF NW 1/4 & NW 1/4 OF NE 1/4 120 A

Split/Comb. on 12/30/2021 completed 12/30/2021 TIM ;
 Parent Parcel(s): 009-032-005-00;
 Child Parcel(s): 009-032-005-95;

 12/2021 SPLIT PART TO 005-95

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>80@	3800	117.93	Acres		3800	100		448,149
		117.93	Total Acres				Total Est. Land Value =	448,149

2026 Est. T.C.V. 009-032-005-00 = 448,149

Est. TCV/Total Floor Area = 387.67

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
218,200	218,200	218,200	134,013	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,900	0	3,618	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
224,100	224,100	224,100	137,631	137,631	137,631	

009-032-005-95	2026 Est. T.C.V.	LAGALO JENNIE
Property Class: 401		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 32 T22N R8W S 300 FT OF THE E 1/2 OF NW 1/4. 2.066 A.
SPLIT ON 12/30/2021 FROM 009-032-005-00;

Split/Comb. on 12/30/2021 completed 12/30/2021 TIM ;
Parent Parcel(s): 009-032-005-00;
Child Parcel(s): 009-032-005-95;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>800	\$3800	2.07 Acres	3800	100				7,851
		2.07 Total Acres					Total Est. Land Value =	7,851

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	5205	94	39,973
Total Estimated Land Improvements			True Cash Value =	39,973

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 2020

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1152 SF Floor Area = 1728 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	576		
1 Story	Siding	Slab	576		
			Total:	207,894	199,579

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,365
3 Fixture Bath	1	4,478	4,299

Water/Sewer

2000 Gal Septic	1	9,318	8,945
Water Well, 100 Feet	1	5,734	5,505

Porches

CCP (1 Story)	468	12,018	11,537

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Door Opener	4	2,107	2,023
Base Cost	3840	162,854	156,340

Built-Ins

Appliance Allow.	1	2,713	2,604

Fireplaces

Direct-Vented Gas	1	2,963	2,844

Local Cost Items

GENERATOR	1	1	1	*100% Good

Totals:	411,502	395,042

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 485,902

2026 Est. T.C.V. 009-032-005-95	=	533,726
Est. TCV/Total Floor Area = 308.87		

Parcel Number: 009-032-005-95

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2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	235,500	235,500	235,500	211,045	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	31,400	0	0	5,698	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	266,900	266,900	266,900	216,743	216,743	0

009-032-006-00 2026 Est. T.C.V. FARR CHAD R
 Property Class: 401 5322 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 32 T22N R8W BEG N00°23'44"W 686.2 FT FROM E/4 COR TH S89°44'53"W 580 FT,
 N00°23'44"W 241.49 FT, N89°44'53"E 580 FT, S00°23'44"E 241.49 FT TO POB 3.22 Ac.
 M/L.
 Split on 01/10/2008 into 009-032-006-10;

Split/Comb. on 01/10/2008 completed 01/10/2008 RAY ;
 Parent Parcel(s): 009-032-006-00;
 Child Parcel(s): 009-032-006-10;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	241.00	582.01	0.9545	1.0983	110	100		27,789
241 Actual Front Feet, 3.22 Total Acres Total Est. Land Value =								27,789

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	2250	0	0
D/W/P: 4in Concrete	6.47	660	0	0
Metal Prefab	12.52	336	50	2,103
Metal Prefab	15.08	120	50	905

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	97	1,940
Total Estimated Land Improvements True Cash Value =				4,948

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1949

(11) Heating System: Forced Heat & Cool
 Ground Area = 1279 SF Floor Area = 1549 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,080		
1 Story	Siding	Basement	199		
			Total:	197,746	108,759

Other Additions/Adjustments

Recreation Room	1080	19,634	10,799

Exterior

Brick Veneer	90	1,372	755

Plumbing

Average Fixture(s)	1	1,185	652
2 Fixture Bath	1	2,502	1,376

Water/Sewer

1000 Gal Septic	1	4,386	2,412
Water Well, 50 Feet	1	3,344	1,839

Porches

CCP (1 Story)	26	849	467
WCP (1 Story)	137	5,833	3,208

Deck

Treated Wood	378	5,923	3,258
w/Roof (Roof portion)	336	4,586	2,522

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Finished)
 Base Cost 528 22,139 12,176

Parcel Number: 009-032-006-00

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Door Opener	2	935	514
Class: D Exterior: Pole (Unfinished)			
Base Cost	840	16,573	9,115
Built-Ins			
Appliance Allow.	1	1,897	1,043
Fireplaces			
Exterior 1 Story	1	5,597	3,078
Breezeways			
Frame Wall	180	10,584	5,821
Totals:		305,085	167,794

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 206,387

2026 Est. T.C.V. 009-032-006-00	=	239,124
Est. TCV/Total Floor Area = 154.37, Most recent sale 08/31/2012 for 125,000		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
118,900 118,900 118,900	99,995	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 700 0	0	2,699 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
119,600 119,600 119,600	102,694	102,694 102,694

009-032-006-10 2026 Est. T.C.V. HOEKWATER STEVEN M
 Property Class: 401 W WATERGATE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 32 T22N R8W BEG S89°43'28"W 1315.96 FT & N0°25'57"W 186.53 FT FROM E 1/4 COR
 TH S79°24'33"W 1041.67 FT, S89°43'28"W 290.61FT, N 0°28'10"W 657.93 FT, N
 89°44'10"E 1316.38 FT, S0°25'27"E 471.13 FT TO POB. 17.55 AC. M/L.
 SPLIT ON 01/10/2008 FROM 009-032-006-00;

SPLIT ON 07/01/2008 INTO 009-032-006-55, 009-032-006-40, 009-032-006-70,
 009-032-006-75;

Split/Comb. on 07/01/2008 completed 07/01/2008 RAY ;
 Parent Parcel(s): 009-032-006-10;
 Child Parcel(s): 009-032-006-55 (Exempt Adjacent Owner), 009-032-006-40,
 009-032-006-70, 009-032-006-75;

 Split/Comb. on 01/10/2008 completed 01/10/2008 RAY ;
 Parent Parcel(s): 009-032-006-00;
 Child Parcel(s): 009-032-006-10;

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 8 - 17 Acres		7.00 Acres	3800	100				26,600
AGRICULTRU SURPLUS 2600/		10.55 Acres	2600	100				27,430
		17.55 Total Acres					Total Est. Land Value =	54,030

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 2008

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	768	17,610	14,088

Totals:	17,610	14,088

Notes:

ECF (101 AGRICULTURE) 1.230 => TCV: 17,328

2026 Est. T.C.V. 009-032-006-10 = 71,358

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/30/2022 for 82,400

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
31,300	31,300	31,300	21,313	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,400	0	575	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,700	35,700	35,700	21,888	21,888	0

009-032-006-40	2026 Est. T.C.V.	WOLVERINE POWER SUPPLY COOPERATIVE
Property Class: 301		W WATERGATE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 32 T22N R8W, BEG S89°43'28"W 1315.96 FT & N0°25'57"W 186.53 FT FROM E/4 COR;
 TH N0°25'57"W 500.21 FT, N89°44'53"E 736.40FT, S0°23'44"E 404.92 FT, S82°22'09"W
 741.98 FT TO POB. 7.6 Ac. M/L
 Split on 07/01/2008 from 009-032-006-10;

Split/Comb. on 07/01/2008 completed 07/01/2008 RAY ;
 Parent Parcel(s): 009-032-006-10;
 Child Parcel(s): 009-032-006-55, 009-032-006-40, 009-032-006-70,
 009-032-006-75;

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	740.13	447.29	1.0000	0.0000	0	100*		0
COMMERCIAL 4-6A 9000		7.60 Acres	9000	100				68,400
* denotes lines that do not contribute to the total acreage calculation.								
740 Actual Front Feet, 7.60 Total Acres							Total Est. Land Value =	68,400

2026 Est. T.C.V.	009-032-006-40	=	68,400
Est. TCV/Total Floor Area =	0.00, Most recent sale 11/11/2015 for	55,000	
2025 Assessed	MBOR	S.E.V.	Base for Cap
22,800	22,800	22,800	17,374
			2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	11,400	0	469
2026 Assessed	MBOR	S.E.V.	Capped
34,200	34,200	34,200	17,843
			17,843
			PRE/MBT
			0

WOLVERINE POWER SUPPLY COOPERATIVE
S LACHANCE RD
LAKE CITY, MI 49651

Split/Comb. on 07/01/2008 completed 07/01/2008 RAY ;
Parent Parcel(s): 009-032-006-10;
Child Parcel(s): 009-032-006-55(Exempt Adjacent Owner), 009-032-006-40,
009-032-006-70, 009-032-006-75;

CORNER M55 & LA CHANCE

2026	Est.	T.C.V.	009-032-006-55	=	42,750	
Est. TCV/Total Floor Area = 0.00, Most recent sale 06/26/2013 for 37,890						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	14,300	14,300	14,300	13,525	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	7,100	0	0	365	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	21,400	21,400	21,400	13,890	13,890	0

009-032-006-70	2026 Est. T.C.V.	HOEKWATER STEVEN M
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 32 T22N R8W, BEG N0°23'44"W 686.2 FT & S 89°44'53"W 580 FT FROM E/4 COR, TH
 S89°44'53"W 736.4 FT, N0°25'57"W 231.58 FT, N89°44'53"E 736.4 FT, S0°23'44"E
 231.57 FT TO POB. 3.92Ac. M/L
 Split on 07/01/2008 from 009-032-006-10;

Split/Comb. on 07/01/2008 completed 07/01/2008 RAY ;
 Parent Parcel(s): 009-032-006-10;
 Child Parcel(s): 009-032-006-55, 009-032-006-40, 009-032-006-70,
 009-032-006-75;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$9000			3.92 Acres		9000	100		35,280
			3.92 Total Acres				Total Est. Land Value =	35,280

2026 Est. T.C.V.	009-032-006-70	=	35,280
Est. TCV/Total Floor Area =	0.00, Most recent sale 06/30/2022 for	82,400	
2025 Assessed	MBOR	S.E.V.	Base for Cap
11,800	11,800	11,800	3,013
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	5,800	0	81
2026 Assessed	MBOR	S.E.V.	Capped
17,600	17,600	17,600	3,094
			->Taxable<-
			PRE/MBT
			0

009-032-006-75	2026 Est. T.C.V.	HOEKWATER STEVEN M
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 32 T22N R8W, BEG N0°23'44"W 927.69 FT FROM E/4 COR, TH S89°44'53"W 580 FT, S0°23'44"E 9.92 FT, S89°44'53"W 736.55 FT, N0°25'57"W 198.5 FT, N89°44'52"E 1316.67 FT, S0°23'44"E 188.58 FT TO POB. 5.87 Ac. M/L
Split on 07/01/2008 from 009-032-006-10;

Split/Comb. on 07/01/2008 completed 07/01/2008 RAY ;
Parent Parcel(s): 009-032-006-10;
Child Parcel(s): 009-032-006-55, 009-032-006-40, 009-032-006-70,
009-032-006-75;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$9000			5.87 Acres		9000	100		52,830
			5.87 Total Acres				Total Est. Land Value =	52,830

2026 Est. T.C.V.	009-032-006-75	=	52,830
Est. TCV/Total Floor Area = 0.00, Most recent sale 06/30/2022 for 82,400			
2025 Assessed	MBOR	S.E.V.	Base for Cap
17,600	17,600	17,600	4,743
2026	New Eq. Adjustment	Loss	Additions
0	8,800	0	0
2026 Assessed	MBOR	S.E.V.	Capped
26,400	26,400	26,400	4,871
			Tax Adjustment
			128
			Losses
			0
			PRE/MBT
			0

009-032-006-80	2026 Est. T.C.V.	HAMMER LYNN ANN & LUKE JAMES
Property Class: 401		5270 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 32 T22N R8W N 198.5 FT OF N 1/2 OF SE 1/4 OF NE 1/4. 6.0152A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	198.00	1320.00	1.00	25	1.3478	110	100	29,429
198 Actual Front Feet, 6.00 Total Acres								29,429
Total Est. Land Value =								29,429

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	18.08	160	50	1,446
D/W/P: 4in Ren. Conc.	8.17	2427	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				3,821

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1994

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1152 SF Floor Area = 2198 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,152		
1 Story	Siding	Overhang	20		
1 Story	Siding	Overhang	325		
1 Story	Siding	Overhang	125		
Total:				279,211	237,310

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806
2 Fixture Bath	1	2,996	2,547

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

WCP (1 Story)	204	8,590	7,301

Deck

Treated Wood	396	6,245	5,308

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	672	32,189	27,361
Door Opener	1	527	448

Class: C Exterior: Pole (Unfinished)

Base Cost	1200	28,380	28,380	*100% Good

Built-Ins

Appliance Allow.	1	2,713	2,306

Fireplaces

Wood Stove	1	2,503	2,128

Breezeways

Frame Wall	144	9,720	8,262

Totals:	389,397	335,226

Parcel Number: 009-032-006-80

Page: 2

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 412,328

 2026 Est. T.C.V. 009-032-006-80 = 445,578

Est. TCV/Total Floor Area = 202.72, Most recent sale 08/27/2019 for 265,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
191,300	191,300	191,300	153,589	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	31,500	0	0	4,146	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
222,800	222,800	222,800	157,735	157,735	157,735	

009-032-006-90	2026 Est. T.C.V.	WOLVERINE POWER SUPPLY COOPERATIVE
Property Class: 202		10125 W WATERGATE RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

. SEC 32 T22N R8W E 578 FT OF S 1/2 OF NE 1/4 LYING S OF HWY M55. 1.85A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL <2A M/L			1.85 Acres		18000	100		33,300
			1.85 Total Acres				Total Est. Land Value =	33,300

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				

Description	Rate	Size	% Good	Cash Value
GARAGE	1.00	940	0	0

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
GARAGE	1.00	1000	50	500
				Total Estimated Land Improvements True Cash Value = 500

2026 Est. T.C.V. 009-032-006-90 = 33,800

Est. TCV/Total Floor Area = 15.38

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
16,900	16,900	16,900	4,291	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	115	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,900	16,900	16,900	4,406	4,406	0	

009-032-007-00	2026 Est. T.C.V.	HOEKWATER STEVEN M
Property Class: 402		X S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 32 T22N R8W N 1/2 OF SW 1/4 OF NE 1/4. 20 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>20@	\$3800	20.00	Acres		3800	100		76,000
		20.00	Total Acres				Total Est. Land Value =	76,000

2026 Est. T.C.V. 009-032-007-00 = 76,000

Est. TCV/Total Floor Area = 34.58

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
37,000	37,000	37,000	11,077	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	299	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,000	38,000	38,000	11,376	11,376	0	

009-032-008-00	2026 Est. T.C.V.	STATE OF MICHIGAN
Property Class: 402		S BROWN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 32 T22N R8W NW 1/4 OF NW 1/4. 40 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3800	40.00	Acres	3800	100			152,000
		40.00	Total Acres				Total Est. Land Value =	152,000

2026 Est. T.C.V. 009-032-008-00

= 0

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	0	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-032-009-00	2026 Est. T.C.V.	LAGALO JENNIE
Property Class: 402		S BROWN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2015 SEC 32 T22N R8W N 1/2 OF SW 1/4 OF NW 1/4. 20 A M/L.

FORMERLY SEC 32 T22N R8W SW 1/4 OF NW 1/4. 40 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	660.00	1320.00	1.0000	0.0000	110	100*		0
Residentia PARTOF>80@\$3800	19.91 Acres		3800	100				75,658
* denotes lines that do not contribute to the total acreage calculation.								
660 Actual Front Feet, 19.91 Total Acres Total Est. Land Value =								75,658

2026 Est. T.C.V. 009-032-009-00 = 75,658

Est. TCV/Total Floor Area = 34.42, Most recent sale 01/21/2016 for 24,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
36,800	36,800	36,800	22,619	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	0	610	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,800	37,800	37,800	23,229	23,229	23,229	

009-032-009-50	2026 Est. T.C.V.	LAGALO JENNIE
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2015 SEC 32 T22N R8W S1/2 OF SW 1/4 OF NW 1/4. 20 A.

FORMERLY PART OF PARENT PARCEL 009-032-009-00 SEC 32 T22N R8W SW 1/4 OF NW 1/4.
40 A.

9/25/14 SPLIT FROM 40 A PARENT PARCEL 009-032-009-50

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	660.00	1320.00	1.0000	0.0000	110	100*		0
Residentia PARTOF>80@	\$3800	19.91 Acres			3800	100		75,658
* denotes lines that do not contribute to the total acreage calculation.								
660 Actual Front Feet, 19.91 Total Acres Total Est. Land Value =								75,658

2026 Est. T.C.V. 009-032-009-50 = 75,658

Est. TCV/Total Floor Area = 34.42, Most recent sale 01/21/2016 for 24,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
36,800	36,800	36,800	22,619	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	610	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
37,800	37,800	37,800	23,229	23,229	23,229

009-032-010-00 2026 Est. T.C.V. HOFFMAN GARY C TRUST
 Property Class: 201 10641 W WATERGATE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 32 T22N R8W BEG N0°28'09"W 1315.59 FT. S89°41'42"W 916.46 FT & N0°29'10"W
 459.05 FT FROM S/4 COR, TH N0°29'10"W 397.74 FT, N74°04'38"E 399.99 T S0°29'10"E
 505.42 FT, S89°41'42"W 385.56 FT TO POB 4.0 AC. M/L
 SPLIT ON 07/02/2008 INTO 009-032-010-20, 009-032-010-40;

Split/Comb. on 07/02/2008 completed 07/02/2008 RAY ;

Parent Parcel(s): 009-032-010-00;

Child Parcel(s): 009-032-010-20, 009-032-010-40;

 03 SPLIT 8.28 AC TO 010-60 FOR 04 4 REMAINING DIV.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 4-6A 9000			4.00 Acres		9000	100		36,000
		4.00 Total Acres					Total Est. Land Value =	36,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.01	25000	100	75,250

Commercial Local Cost Land Improvements

Description	Rate	Size	% Good	Arch	Mult	Cash Value
Outdoor Lighting	590.00	6	50	100		1,770
Total Estimated Land Improvements True Cash Value =						77,020

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1996

Description of Occupancy: CAL 140

Costs are taken from the Office Buildings cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: C Quality: Average

Stories: 1 Story Height: 10 Perimeter: 658

Base Rate for Upper Floors = 125.57

Office Basement Basement, Base Rate for Basement = 87.58

(Basement Fireproofing Rate = 0.00)

(10) Heating system: Package Heating & Cooling Cost/SqFt: 23.86 100%

Bsmnt Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.53

Adjusted Square Foot Cost for Upper Floors = 149.43

Adjusted Square Foot Cost for Basement = 93.11

Total Floor Area: 18,490

Base Cost New of Upper Floors = 2,762,961

Basement Area: 18,490

Base Cost New of Basement = 1,721,604

18,490 Sq.Ft. of Sprinklers @ 5.14, Cost New = 95,039

18,490 Sq.Ft. of Bsmt Splr. @ 5.14, Cost New = 95,039

Reproduction/Replacement Cost = 4,674,643

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0

Total Depreciated Cost = 3,132,011

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
13X19 GAZEBO	4.70	247	1.00	50	580

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 1 = 5,137,449

Replacement Cost/Floor Area= 252.88 Est. TCV/Floor Area= 277.85

Total Estimated True Cash Value of Commercial/Industrial Buildings = 5,137,449

2026 Est. T.C.V. 009-032-010-00 = 5,250,469

Est. TCV/Total Floor Area = 283.96, Most recent sale 01/01/1996 for 75,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

2,262,800 2,262,800 2,262,800 1,011,213 2.70

2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses

Parcel Number: 009-032-010-00

Page: 2

0	362,400	0	0	27,302	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,625,200	2,625,200	2,625,200	1,038,515	1,038,515	0

009-032-010-20	2026 Est. T.C.V.	BAIRD BONNIE
Property Class: 201		10713 W WATERGATE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 32 T22N R8W W 400 FT OF NE/4 OF SW/4 LYING S'LY OF HWY M-55 7.32 Ac. M/L
Split on 07/02/2008 from 009-032-010-00;

Split/Comb. on 07/02/2008 completed 07/02/2008 RAY ;
Parent Parcel(s): 009-032-010-00;
Child Parcel(s): 009-032-010-20, 009-032-010-40;

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 10A M/L	3800		7.32 Acres		3800	100		27,816
			7.32 Total Acres				Total Est. Land Value =	27,816

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.02	5000	100	10,100
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/CHALF/06'/GATW10	990.00	1	100	990
Total Estimated Land Improvements				11,090

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2020
Description of Occupancy: 2020

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: S Quality: Low Cost
Stories: 1 Story Height: 10 Perimeter: 480

Base Rate for Upper Floors = 34.36

Adjusted Square Foot Cost for Upper Floors = 34.36

Total Floor Area: 8,000 Base Cost New of Upper Floors = 274,880

Reproduction/Replacement Cost = 274,880
Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0
Total Depreciated Cost = 225,402

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 1 = 238,926
Replacement Cost/Floor Area= 34.36 Est. TCV/Floor Area= 29.87

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2021
Description of Occupancy: 2021

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: S Quality: Low Cost
Stories: 1 Story Height: 10 Perimeter: 440

Base Rate for Upper Floors = 34.49

Adjusted Square Foot Cost for Upper Floors = 34.49

Total Floor Area: 7,200 Base Cost New of Upper Floors = 248,328

Reproduction/Replacement Cost = 248,328
Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0
Total Depreciated Cost = 203,629

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 2 = 215,847
Replacement Cost/Floor Area= 34.49 Est. TCV/Floor Area= 29.98

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 2024

Parcel Number: 009-032-010-20

Page: 2

Description of Occupancy: 2024

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: S Quality: Low Cost

Stories: 1 Story Height: 10 Perimeter: 540

Base Rate for Upper Floors = 34.19

Adjusted Square Foot Cost for Upper Floors = 34.19

Total Floor Area: 9,200 Base Cost New of Upper Floors = 314,548

Reproduction/Replacement Cost = 314,548

Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 92 /100/100/100/92.0

Total Depreciated Cost = 289,384

ECF (201C COMMERCIAL GROUP C)

1.060 => TCV of Bldg: 3 = 306,747

Replacement Cost/Floor Area= 34.19 Est. TCV/Floor Area= 33.34

Total Estimated True Cash Value of Commercial/Industrial Buildings = 761,520

2026 Est. T.C.V. 009-032-010-20 = 800,426

Est. TCV/Total Floor Area = 32.80, Most recent sale 01/29/2018 for 27,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
361,400	328,900	328,900	299,319	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	71,300	0	8,081	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
400,200	400,200	400,200	307,400	307,400	0	

009-032-010-40	2026 Est. T.C.V.	FAITH BAPTIST CHURCH OF CADILLAC
Property Class: 402		W WATERGATE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 32 T22N R8W BEG N0°28'09"W 1315.59 FT. S89°41'42"W 347.13 FT FROM S/4 COR,
 TH S89°41'42"W 569.33 FT, N0°29'10"W 459.05 FT, N89°41'42"E 385.56 FT,
 N0°29'10"W 505.42 FT, N75°03'55"E 190.08 FT, S0°28'09"E 1012.48 FT TO POB.
 PARCEL B 8.24 AC. M/L
 SPLIT ON 07/02/2008 FROM 009-032-010-00;

Split/Comb. on 07/02/2008 completed 07/02/2008 RAY ;
 Parent Parcel(s): 009-032-010-00;
 Child Parcel(s): 009-032-010-20, 009-032-010-40;

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 10A M/L	3800		8.24 Acres		3800	100		31,312
			8.24 Total Acres				Total Est. Land Value =	31,312

2026 Est. T.C.V.	009-032-010-40	=	0
Est. TCV/Total Floor Area =	0.00		
2025 Assessed	MBOR	S.E.V.	Base for Cap
0	0	0	0
			IRM
			2.70
2026 New Eq. Adjustment		Loss	Additions
0	0	0	0
			Tax Adjustment
			0
2026 Assessed	MBOR	S.E.V.	Capped
0	0	0	0
			->Taxable<-
			0
			PRE/MBT
			0

009-032-010-60
Property Class: 201
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

FAITH BAPTIST CHURCH OF CADILLAC
10559 W WATERGATE RD
LAKE CITY, MI 49651

SEC 32 T22N R8W (0*2003) E 347.13 FT OF NE 1/4 OF SW 1/4 LYING S'LY OF HWY M-55.
8.28A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 10A M/L	3800		8.28 Acres		3800	100		31,464
8.28 Total Acres Total Est. Land Value =								31,464

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.07	22800	100	69,996
Wood Frame	34.68	64	50	1,110
Wood Frame	34.68	64	50	1,110
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value
/CI16/YARI/OUTL/2AVG/FL05	802.50	5	100	4,013
Total Estimated Land Improvements True Cash Value =				76,229

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2003

Costs are taken from the Convention Centers cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Low Cost
Stories: 1 Story Height: 10 Perimeter: 549

Base Rate for Upper Floors = 102.70

Unfinished Basement Basement, Base Rate for Basement = 47.60

(Basement Fireproofing Rate = 0.00)

(10) Heating system: Package Heating & Cooling Cost/SqFt: 25.04 100%

Bsmnt Heating system: No Heating or Cooling Cost/SqFt: 0.00

Adjusted Square Foot Cost for Upper Floors = 127.74

Adjusted Square Foot Cost for Basement = 47.60

Total Floor Area: 9,919

Base Cost New of Upper Floors = 1,267,054

Basement Area: 4,889

Base Cost New of Basement = 232,716

9,919 Sq.Ft. of Sprinklers @ 4.63, Cost New = 45,925

Reproduction/Replacement Cost = 1,545,695

Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0

Total Depreciated Cost = 973,788

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals

Item Description	Cost	# or	Height	Stories	Cost
	Col.	Rate	SqFt	Adj.	Adj.

(39) Miscellaneous

Miscellaneous Built-in Construction:

Fireplace, One Story	1 Up	3575.00	1	1.000	1.000	3,575

Total Cost of Lump-Sum Items = 3,575

Total Cost New = 3,575

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 3,575

Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0

Total Depreciated Cost = 2,252

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
WALK IN COOLER 32-60 DEG	12600.00	2	1.00	89	22,428
WALK IN FREEZER	1800.00	1	1.00	89	1,602
/CI16/YARI/RAIPD/OVES/DECSFPEL	12.80	881	1.00	97	10,938

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 1 = 1,071,669
 Replacement Cost/Floor Area= 160.05 Est. TCV/Floor Area= 108.04

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0

Costs are taken from the Office Buildings cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: C Quality: Low Cost
 Stories: 1 Story Height: 10 Perimeter: 188

Base Rate for Upper Floors = 121.47

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 6.69 100%
 Adjusted Square Foot Cost for Upper Floors = 128.16

Total Floor Area: 1,130 Base Cost New of Upper Floors = 144,821

Reproduction/Replacement Cost = 144,821
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 71 /100/100/100/71.0
 Total Depreciated Cost = 102,823

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Stories Adj.	Cost

(39) Miscellaneous

Canopies & Marquees:

Wood Frame	3 Up	52.92	144	1.000	1.000	7,620

Miscellaneous Built-in Construction:

Appliance Allowance, Standard	3 Up	7399.00	1	1.000	1.000	7,399

Total Cost of Lump-Sum Items = 15,019

Total Cost New = 15,019

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 15,019
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 71 /100/100/100/71.0
 Total Depreciated Cost = 10,664

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 2 = 120,296
 Replacement Cost/Floor Area= 141.45 Est. TCV/Floor Area= 106.46

Total Estimated True Cash Value of Commercial/Industrial Buildings = 1,191,965

2026 Est. T.C.V. 009-032-010-60 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/31/2014 for 255,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
0	0	0	0	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
0	0	0	0	0

009-032-010-70	2026 Est. T.C.V.	LUTKE ROBERT J & PAMELA
Property Class: 402		W CADILLAC RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 32 T22N R8W E 50 FT OF E 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4. 1.5152A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	50.00	1324.22	1.41	142	1.34	89		10,492
50 Actual Front Feet, 1.52 Total Acres							Total Est. Land Value =	10,492

2026 Est. T.C.V. 009-032-010-70 = 10,492

Est. TCV/Total Floor Area = 0.95

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
4,300	4,300	4,300	3,265	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	900	0	88	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,200	5,200	5,200	3,353	3,353	3,353	

009-032-010-75	2026 Est. T.C.V.	FAITH BAPTIST CHURCH OF CADILLAC
Property Class: 402		W WATERGATE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 32 T22N R8W E 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4 EXC E 50 FT THOF. 8.4848A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		8.48 Acres	5600	100				47,488
		8.48 Total Acres					Total Est. Land Value =	47,488

2026 Est. T.C.V. 009-032-010-75	=	0
Est. TCV/Total Floor Area = 0.00, Most recent sale 12/31/2014 for 255,000		
2025 Assessed	MBOR	S.E.V.
0	0	0
		Base for Cap
		IRM
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	0	0
		Tax Adjustment
		0
2026 Assessed	MBOR	S.E.V.
0	0	0
		Capped
		->Taxable<-
		0
		PRE/MBT
		0

009-032-010-90	2026 Est. T.C.V.	LAGALO JENNIE
Property Class: 402		10510 W WATERGATE RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

. SEC 32 T22N R8W NE 1/4 OF SW 1/4 LYING N OF HWY M-55. 7.3636A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		7.36 Acres			5600	100		41,216
		7.36 Total Acres					Total Est. Land Value =	41,216

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1000	94	7,680
Total Estimated Land Improvements			True Cash Value =	7,680

2026 Est. T.C.V. 009-032-010-90 = 48,896

Est. TCV/Total Floor Area = 4.43

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
22,200	22,200	22,200	12,048	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	2,200	0	0	325	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
24,400	24,400	24,400	12,373	12,373	12,373	

009-032-011-00
Property Class: 402
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

KAMAN JOSEPH A
5955 S BROWN RD
LAKE CITY, MI 49651

PCL C OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P145 EXC N 300 FT OF W 300 FT THOF. SEC32 T22N R8W.

SPLIT ON 4/20/2023 PART TO 009-032-011-25

FORMERLY PARCEL C ON SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-145 DESCRIBED AS BEG AT SW COR OF SW 1/4 TH S 89°36'33"E 775.94 FT, N 0°14'21"E 645.32 FT, N 89°36'33"W 776.14 FT, S 0°13'19"W 645.32 FT TO POB SEC32 T22N R8W 11.5 AC

SPLIT ON 10/26/2022 PART TO 032-011-50 & 032-011-30

FORMERLY SEC 32 T22N R8W (3*2021) (5*2005) REMAINDER PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P 70 DESC AS: W 1/2 OF SW 1/4 LYING S'LY OF HWY M-55 EXC BEG S 0 DEG 30'13"E 1061.2 FT, N 67 DEG 43'20"E 120.27 FT, N 68 DEG 31'38"E 479.61 FT FROM W 1/4 COR, TH N 70 DEG 40'10"E 799.93 FT, S 00 DEG 29'11"E 400 FT, S 69 DEG 40'51"W 804.65 FT, N 00 DEG 30'13"W 414.63 FT TO POB & EXC BEG S 89 DEG 36'33"E 775.94 FT FROM SW COR, TH N 00 14'21"E 645.33 FT, S 89 DEG 36'33"E 540 FT, S 00 DEG 14'21"W 645.33 FT, N 89 DEG 36'33"W 540 FT TO POB. 39.55A. 2007 PARCEL 009-032-011-00 SPLIT ON 12/06/2007; SPLIT ON 12/09/2015 INTO 009-032-011-70; SPLIT ON 04/27/2021 INTO 009-032-011-65; SPLIT ON 12/10/2021 INTO 009-032-011-60.

FORMERLY SEC32 T22N (4*2021)(5*2005) REMAINDER PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6P70 DESC AS: R8W W 1/2 OF SW 1/4 LYING S'LY OF HWY M55 EXC BEG S 0° 30' 13"E 1061.2 FT' N 67° 43' 28"E 120.27 FT N 68° 31' 38"E 479.6 FT FROM W 1/4 COR TH N 70° 40' 10" E 799.93 FT, S 0° 29' 11"E 400 FT, S 69° 40' 51"W 804.65 FT N 0° 30' 13"W 414.63 FT TO POB AND EXC BEG S89°36'33"E 1045.94 FT FROM SW COR TH N 0°14'21"W 645.33FT, N89°36'33"W 270 FT TO POB. 43.55 A M/L SPLIT ON 4/27/21 PART TO 009-032-011-65

FORMERLY SEC32 T22N (5*2005) R8W W 1/2 OF SW 1/4 LYING S'LY OF HWY M55 EXC BEG S 0D 30' 13"E 1061.2 FT' N 67D 43' 28"E 120.27 FT N 68D 31' 38"E 479.6 FT FROM W 1/4 COR TH N 70D 40' 10" E 799.93 FT, S 0D 29' 11"E 400 FT, S 69D 40' 51"W 804.65 FT N 0D 30' 13"W 414.63 FT TO POB 47.55 A M/L

SPLIT ON 12/08/2015 INTO 009-032-011-70;

SPLIT ON 12/05/2007 INTO 009-032-011-90;

SPLIT ON 12/10/2005 INTO 009-032-011-95;

FORMERLY SEC 32 T22N R8W W 1/2 OF SW 1/4 EXC HWY M55 & EXC BEG S 0D 30' 13"E 1061.2 FT' N 67D 43' 28"E 120.27 FT N 68D 31' 38"E 479.6 FT FROM W/4 COR TH N 70D 40' 10" E 799.93 FT, S 0D 29' 11"E 400 FT, S 69D 40' 51"W 804.65 FT N 0D 30' 13"W 414.63 FT TO POB. & EXC BEG N89°43'28"E 234.94 FT FROM W/4 COR, TH N89°43'28"E 520 FT, S0°30'13"E 190FT, S89°43'28"W 424.8 FT, N21°12'35"W 83.61 FT, N30°50'09"W 129.96 FT TO POB. 66.82 AC. M/L

SPLIT ON 12/10/2005 INTO 009-032-011-95;

SPLIT ON 12/05/2007 INTO 009-032-011-90;

Split/Comb. on 04/20/2023 completed 04/20/2023 TIM
Parent Parcel(s): 009-032-011-00;
Child Parcel(s): 009-032-011-25;

SPLIT/COMB. ON 10/26/2022 COMPLETED 10/26/2022 TIM
PARENT PARCEL(S): 009-032-011-00;
CHILD PARCEL(S): 009-032-011-50, 009-032-011-30;

SPLIT/COMB. ON 12/13/2021 COMPLETED 12/13/2021 TIM
PARENT PARCEL(S): 009-032-011-00;
CHILD PARCEL(S): 009-021-011-60;

SPLIT PART TO 001-65;

SPLIT/COMB. ON 04/27/2021 COMPLETED 04/27/2021 TIM
PARENT PARCEL(S): 009-032-011-00;
CHILD PARCEL(S): 009-032-011-65;

SPLIT/COMB. ON 12/08/2015 COMPLETED 12/08/2015 TIM
M55;
PARENT PARCEL(S): 009-032-011-00;
CHILD PARCEL(S): 009-032-011-70;

SPLIT LAND NORTH OF

SPLIT/COMB. ON 12/05/2007 COMPLETED 12/05/2007 RAY
PARENT PARCEL(S): 009-032-011-00;
CHILD PARCEL(S): 009-032-011-90;

;

Parcel Number: 009-032-011-00

Page: 2

 SPLIT/COMB. ON 12/10/2005 COMPLETED 12/10/2005 RAY ;
 PARENT PARCEL(S): 009-032-011-00;
 CHILD PARCEL(S): 009-032-011-95;

 Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 -	2.99@	\$9000	9.43 Acres		9000	100		84,906
			9.43 Total Acres				Total Est. Land Value =	84,906

 2026 Est. T.C.V. 009-032-011-00 = 84,906

Est. TCV/Total Floor Area = 7.68, Most recent sale 05/13/2022 for 140,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
42,500	42,500	42,500	13,586	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	366	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,500	42,500	42,500	13,952	13,952	0	

009-032-011-25 2026 Est. T.C.V. BOOMS TY & MOLLY
 Property Class: 401 5955 S BROWN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

N 300FT OF W 300 FT OF PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P206
 SEC 32 T22N R8W. 2.0661 A
 SPLIT ON 04/20/2023 FROM 009-032-011-00;

Split/Comb. on 04/20/2023 completed 04/20/2023 TIM ;
 Parent Parcel(s): 009-032-011-00;
 Child Parcel(s): 009-032-011-25;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	300.00	300.00	0.9036	0.9306	110	100		27,750
300 Actual Front Feet, 2.07 Total Acres							Total Est. Land Value =	27,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	280	50	921
D/W/P: Crushed Rock	2.26	2000	50	2,260
Wood Frame	39.19	40	50	784
Total Estimated Land Improvements				True Cash Value = 3,965

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2024

(11) Heating System: Electric Wall Heat
 Ground Area = 640 SF Floor Area = 640 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	640		
			Total:	87,521	86,646

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,408

Water/Sewer

1000 Gal Septic	1	4,689	4,642
Water Well, 100 Feet	1	5,734	5,677

Built-Ins

Appliance Allow.	1	2,713	2,686

Totals: 102,079 101,059

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 124,303

2026 Est. T.C.V. 009-032-011-25 = 156,018

Est. TCV/Total Floor Area = 243.78, Most recent sale 08/30/2024 for 190,550

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
66,600	66,600	66,600	66,600	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	11,400	0	1,798	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
78,000	78,000	78,000	68,398	68,398	68,398	

009-032-011-30 2026 Est. T.C.V. HAMILTON GARY
 Property Class: 401 5799 S BROWN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

PCL B OF SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-145 DESC AS BEG N0°13'19"E
 1172.75FT FROM SW COR OF SW1/4 TH N70°24'24"E 1399.29FT, N 0°14'22"W 1005.65 FT,
 N89°36'34"W 1316.14FT, N0°13'19"E 527.43 FT TO POB SEC32 T22N R8W 23.16A
 SPLIT ON 10/26/2022 FROM 009-032-011-00;

Split/Comb. on 10/26/2022 completed 10/26/2022 TIM ;
 Parent Parcel(s): 009-032-011-00;
 Child Parcel(s): 009-031-011-50, 009-031-011-30;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$5000	23.16 Acres	5000	100			115,800
23.16 Total Acres Total Est. Land Value =								115,800

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2025

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1776 SF Floor Area = 1776 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,776		
			Total:	268,472	265,787

Other Additions/Adjustments

Exterior

Stone Veneer	344	12,584	12,458
Basement, Outside Entrance, Above Grade	1	1,980	1,960

Plumbing

Average Fixture(s)	1	1,422	1,408
3 Fixture Bath	1	4,478	4,433

Water/Sewer

2000 Gal Septic	1	9,318	9,225
Water Well, 150 Feet	1	8,441	8,357

Porches

WCP (1 Story)	624	21,416	21,202
CCP (1 Story)	480	12,322	12,199

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	728	28,188	27,906
Common Wall: 1 Wall	1	-2,589	-2,563
Door Opener	1	527	522

Built-Ins

Appliance Allow.	1	2,713	2,686

Totals: 369,272 365,580

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 449,663
 80% Completed => Est. True Cash Value 2026 = 359,731

2026 Est. T.C.V. 009-032-011-30 = 475,531
 Est. TCV/Total Floor Area = 267.75, Most recent sale 11/04/2022 for 108,000
 2025 Assessed MBOR S.E.V. Base for Cap IRM
 44,500 44,500 44,500 34,284 2.70

Parcel Number: 009-032-011-30

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	179,900	15,100	1,700	179,900	890	1,310
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	237,800	237,800	237,800	213,764	213,764	0

009-032-011-50	2026 Est. T.C.V.	HAMILTON GARY
Property Class: 402		10915 W WATERGATE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PCL A OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P 145 BEG N0°13'19" 1172.75
 FT FROM SW COR OF SW 1/4 TH N0°13'19"E 399.92 FT, N 68°26'57" E 120.27 FT, N
 69°14'40"E 479.53FT, S 0°13'20"W 414.63FT, S 70°24'24" W 594.65 FT TO POB SEC32
 T22N R8W 5.23 A
 SPLIT ON 10/26/2022 FROM 009-032-011-00;

Split/Comb. on 10/26/2022 completed 10/26/2022 TIM ;
 Parent Parcel(s): 009-032-011-00;
 Child Parcel(s): 009-031-011-50, 009-031-011-30;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$9000		5.23 Acres	9000	100				47,070
		5.23 Total Acres					Total Est. Land Value =	47,070

2026 Est. T.C.V.	009-032-011-50	=	47,070
Est. TCV/Total Floor Area = 26.50, Most recent sale 11/04/2022 for 108,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
15,700	15,700	15,700	8,041
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	7,800	0	217
2026 Assessed	MBOR	S.E.V.	Capped
23,500	23,500	23,500	8,258
			->Taxable<-
			PRE/MBT
			0

009-032-011-60	2026 Est. T.C.V.	FERRITTO EVAN
Property Class: 402		W WATERGATE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SURVEY S6P97 SEC 32 T22N R8W (0*2021) BEG S 89 DEG 36'33"E 775.94 FT FROM SW COR
OF SW 1/4, TH N 0 DEG 14'21"E 645.33 FT, S 89 DEG 36'33"E 270 FT, S 0 DEG
14'21"W 645.33 FT, N 89 DEG 36'33"W 270 FT TO POB. 4A. SPLIT/COMBINED ON
12/10/2021 FROM 009-032-011-00;

Split/Comb. on 12/13/2021 completed 12/13/2021 TIM SPLIT PART TO 001-65;
Parent Parcel(s): 009-032-011-00;
Child Parcel(s): 009-021-011-60;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	270.00	645.33	0.9277	1.1270	110	100		31,053
270 Actual Front Feet, 4.00 Total Acres							Total Est. Land Value =	31,053

2026 Est. T.C.V. 009-032-011-60 = 31,053

Est. TCV/Total Floor Area = 17.48, Most recent sale 11/26/2024 for 210,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
12,700	12,700	12,700	12,700	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,800	0	342	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,500	15,500	15,500	13,042	13,042	13,042	

009-032-011-65	2026 Est. T.C.V.	FERRITTO EVAN
Property Class: 401		10848 W CADILLAC RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 32 T22N R82 (0*2021) NEW PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS
 S-6P70 DESC AS: BEG S89°36'33"E 1045.94 FT FROM SW COR TH N 0°14'21"W 645.33FT,
 N89°36'33"W 270 FT TO POB. 4AC
 SPLIT ON 4/27/21PART FROM 009-032-011-00

Split/Comb. on 04/27/2021 completed 04/27/2021 TIM ;
 Parent Parcel(s): 009-032-011-00;
 Child Parcel(s): 009-032-011-65;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	270.00	645.33	0.9277	1.1270	110	100		31,053
270 Actual Front Feet, 4.00 Total Acres							Total Est. Land Value =	31,053

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.60	240	50	792
Total Estimated Land Improvements True Cash Value =				792

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 2023

(11) Heating System: Radiant (in-floor)
 Ground Area = 960 SF Floor Area = 960 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	960		
			Total:	109,526	108,430

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	978
3 Fixture Bath	1	3,128	3,097

Water/Sewer

1000 Gal Septic	1	4,109	4,068
Water Well, 100 Feet	1	5,150	5,098

Totals: 122,901 121,671

Notes: POLE FOUNDATION

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 149,655

2026 Est. T.C.V. 009-032-011-65 = 181,500
 Est. TCV/Total Floor Area = 189.06, Most recent sale 11/26/2024 for 210,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
77,200	77,200	77,200	77,200	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	13,600	0	2,084	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,800	90,800	90,800	79,284	79,284	79,284	

009-032-011-70
Property Class: 201
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

CALLAHAN SUPPLY LLC
10429 W WATERGATE RD
LAKE CITY, MI 49651

A PART OF THE SOUTHWEST 1/4 OF SEC 32 T22N R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE WEST 1/4 4 CORNER OF SAID SECTION 32; THENCE N89°43'28"E, ALONG THE NORTH LINE OF SAID SECTION, 234.94 FEET TO THE CENTERLINE OF A COUNTY ROAD; THENCE, ALONG SAID CENTERLINE, S30°50'09"E 129.96 FEET; THENCE 84.00 FEET ALONG A CURVE TO THE RIGHT (RADIUS = 250.00 FEET, CHORD BEARING AND DISTANCE = S21°12'35"E 83.61 FEET); THENCE N89°43'28"E 424.80 FEET; THENCE N00°30'13"W 190.00 FEET TO THE NORTH LINE OF SAID SECTION; THENCE N89°43'28"E, ALONG SAID LINE, 561.92 FEET TO THE WEST 1/16TH LINE OF SAID SECTION; THENCE S00°29'11"E, ALONG SAID LINE, 424.35 FEET TO THE NORTH RIGHT-OF-WAY LINE FOR HIGHWAY M-55; THENCE, ALONG SAID RIGHT-OF-WAY, 1338.13 FEET ALONG A CURVE TO THE LEFT (RADIUS = 17263.73 FEET, CHORD BEARING AND DISTANCE = S69°56'42"W 1337.80 FEET); THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY; S67°43'28"W 60.36 FEET TO THE WEST LINE OF SAID SECTION; THENCE N00°30'13"W, ALONG SAID LINE, 899.68 FEET TO THE POINT OF BEGINNING. CONTAINING 17.67± ACRES.

SPLIT ON 12/08/2015 FROM 009-032-011-00 (0@2015);

Split/Comb. on 12/08/2015 completed 12/08/2015 TIM SPLIT LAND NORTH OF M55;
Parent Parcel(s): 009-032-011-00;
Child Parcel(s): 009-032-011-70;

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 10A M/L 3800		16.31	Acres		3800	100		61,967
COMMERCIAL ROW		1.36	Acres		0	100		0
		17.67	Total Acres				Total Est. Land Value =	61,967

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab/Conc.	21.18	60	95	1,207
				Total Estimated Land Improvements True Cash Value = 1,207

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2016

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: S Quality: Average
Stories: 1 Story Height: 20 Perimeter: 400

Base Rate for Upper Floors = 28.14

(10) Heating system: Space Heaters, Steam w/ Boiler Cost/SqFt: 4.88 100%
Adjusted Square Foot Cost for Upper Floors = 33.02

Total Floor Area: 10,000 Base Cost New of Upper Floors = 330,200

Reproduction/Replacement Cost = 330,200
Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0
Total Depreciated Cost = 297,180

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Cost	# or	Height	Cost
	Col.	Rate	SqFt Adj. Adj.	

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0
Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0
Total Depreciated Cost = 0

Parcel Number: 009-032-011-70

Page: 2

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI1/FOUWC/REI/12	24.98	2120	1.00	100	52,958
/CI1/BLOFWC/REI/ABOG/12	18.67	1210	1.00	100	22,591

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 1 = 611,276
 Replacement Cost/Floor Area= 40.57 Est. TCV/Floor Area= 61.13

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2020

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: S Quality: Average
 Stories: 2 Story Height: 12 Perimeter: 360
 Overall Building Height: 24

Base Rate for Upper Floors = 28.25

(10) Heating system: Package Heating & Cooling Cost/SqFt: 14.42 50%
 (10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.58 50%
 Combined Heating System adjustment: 9.00 100%
 Adjusted Square Foot Cost for Upper Floors = 37.25

Total Floor Area: 8,000 Base Cost New of Upper Floors = 298,000

Reproduction/Replacement Cost = 298,000
 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0
 Total Depreciated Cost = 244,360

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 7: Sheds & Farm Buildings

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost
(13) Roof Structure: Steel joists, Light gauge truss joists	1 Up	4.81	1600	1.000	1.000	7,696

Total Cost of Upper Stories = 7,696
 2 Stories Above Ground, Number of stories multiplier for upper stories = 1.000
 Total Cost New = 7,696

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 7,696
 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0
 Total Depreciated Cost = 6,311

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 2 = 411,100
 Replacement Cost/Floor Area= 38.21 Est. TCV/Floor Area= 51.39

Total Estimated True Cash Value of Commercial/Industrial Buildings = 1,022,376

2026 Est. T.C.V. 009-032-011-70 = 1,085,550

Est. TCV/Total Floor Area = 60.31, Most recent sale 12/15/2015 for 65,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
488,300	488,300	488,300	334,019	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	54,500	0	0	9,018	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
542,800	542,800	542,800	343,037	343,037	0	

009-032-011-90	2026 Est. T.C.V.	SCHEPERS MANAGEMENT LLC
Property Class: 201		S BROWN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

.SEC 32 T22N, R8W BEG N89°43'28"E 234.94 FT FROM W/4 COR, TH N89°43'28"E 520 FT

S00°30'13"E 190FT, S89°43'28"W 424.8 FT, N21°12'35"W 83.61 FT, N30°50'09"W
 129.96 FT TO POB. 2.04 Ac. M/L
 Split on 12/05/2007 from 009-032-011-00;

Split/Comb. on 12/05/2007 completed 12/05/2007 RAY ;
 Parent Parcel(s): 009-032-011-00;
 Child Parcel(s): 009-032-011-90;

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES
 * Factors * 190' X 467.697 '

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 10A M/L	3800		2.04 Acres		3800	100		7,752
			2.04 Total Acres				Total Est. Land Value =	7,752

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2007

Costs are taken from the Sheds - Material Storage, 4 Wall cost schedules.
 <<<<< Calculator Cost Computations >>>>>
 Class: D,Pole Quality: Average
 Stories: 1 Story Height: 12 Perimeter: 140

Base Rate for Upper Floors = 32.51

Adjusted Square Foot Cost for Upper Floors = 32.51

Total Floor Area: 1,200 Base Cost New of Upper Floors = 39,012

Reproduction/Replacement Cost = 39,012
 Eff.Age:14 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 75 /100/100/100/75.0
 Total Depreciated Cost = 29,259

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 1 = 31,015
 Replacement Cost/Floor Area= 32.51 Est. TCV/Floor Area= 25.85

Total Estimated True Cash Value of Commercial/Industrial Buildings = 31,015

2026 Est. T.C.V. 009-032-011-90 = 38,767

Est. TCV/Total Floor Area = 32.31, Most recent sale 04/14/2016 for 25,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
18,100	18,100	18,100	12,857	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,300	0	347	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,400	19,400	19,400	13,204	13,204	0	

009-032-011-95
 Property Class: 202
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

WATERGATE PROPERTIES LLC
 W WATERGATE RD
 LAKE CITY, MI 49651

SEC 32 T22N R8W BEG S 0D 30' 13"E 1061.2 FT, N 67D 43' 28"E 120.27 FT, N 68D 31' 38"E 479.6 FT FROM W 1/4 COR TH N 70D 40' 10"E 799.93 FT, S 0D 29' 11"E 400 FT, S 69D 40' 51"W 804.65 FT, N 0D 30' 13" W 414.63 FT TO POB. --7.5 A--
 SPLIT ON 12/10/2005 FROM 009-032-011-00;

Split/Comb. on 12/10/2005 completed 12/10/2005 RAY ;
 Parent Parcel(s): 009-032-011-00;
 Child Parcel(s): 009-032-011-95;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$9000		7.50 Acres			9000	100		67,500
		7.50 Total Acres					Total Est. Land Value =	67,500

2026 Est. T.C.V. 009-032-011-95 = 67,500

Est. TCV/Total Floor Area = 56.25, Most recent sale 05/09/2023 for 75,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
22,500	22,500	22,500	22,500	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	11,300	0	607	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,800	33,800	33,800	23,107	23,107	0	

009-032-012-00	2026 Est. T.C.V.	STILLWELL BOBBIE J & WONSEY STEFAN
Property Class: 401		10766 W CADILLAC RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

. SEC 32 T22N R8W W 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4. 10 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.00	Acres		5600	100		56,000
		10.00	Total Acres				Total Est. Land Value =	56,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.49	310	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
				Total Estimated Land Improvements True Cash Value = 950

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1987

(11) Heating System: Wall Furnace

Ground Area = 1234 SF Floor Area = 1234 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	868		
Addition	Siding	Crawl	366		
		Total:		85,911	55,842

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,010	656
3 Fixture Bath	1	2,944	1,914

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174

Deck

Treated Wood	45	1,627	1,058
w/Roof (Roof portion)	203	3,347	2,176
w/Roof (Roof portion)	192	3,195	2,077
w/Roof (Roof portion)	320	4,838	3,145

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	768	19,776	12,854

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Wood Stove	1	2,503	1,627

Totals: 135,897 88,334

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 83,034

2026 Est. T.C.V. 009-032-012-00 = 139,984

Est. TCV/Total Floor Area = 113.44

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
59,100	59,100	59,100	24,717	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	10,900	0	667	0		

Parcel Number: 009-032-012-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
70,000	70,000	70,000	25,384	25,384	0

009-032-013-00	2026 Est. T.C.V.	FEISTER MATTHEW J
Property Class: 401		10656 W CADILLAC RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

SEC 32 T22N R8W E 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4. 10A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.00	Acres		5600	100		56,000
		10.00	Total Acres				Total Est. Land Value =	56,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.98	144	50	1,726
				Total Estimated Land Improvements True Cash Value = 1,726

Cost Est. for Res. Bldg: 1	Single Family	1.25S		Cls CD	Blt 1996

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1664 SF Floor Area = 1664 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Basement	832		
1 Story	Siding	Crawl Space	832		
			Total:	212,319	180,470

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,293	1,949

Plumbing

Average Fixture(s)	1	1,185	1,007
3 Fixture Bath	1	3,721	3,163
2 Fixture Bath	1	2,502	2,127

Water/Sewer

1000 Gal Septic	1	4,386	3,728
Water Well, 50 Feet	1	3,344	2,842

Porches

WCP (1 Story)	256	8,712	7,405

Deck

Treated Wood	170	3,505	2,979

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	832	27,814	23,642
Storage Over Garage	208	2,452	2,084
Common Wall: 1 Wall	1	-2,421	-2,058
Door Opener	2	935	795

Built-Ins

Appliance Allow.	1	1,897	1,612

Totals:	272,644	231,745

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 285,046

2026 Est. T.C.V. 009-032-013-00 = 342,772

Est. TCV/Total Floor Area = 205.99, Most recent sale 09/10/2013 for 94,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
147,100	147,100	147,100	83,553	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	24,300	0	0	2,255	0

Parcel Number: 009-032-013-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
171,400	171,400	171,400	85,808	85,808	85,808

009-032-015-00	2026 Est. T.C.V.	SZEGDA LLC
Property Class: 301		10640 W CADILLAC RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 32 T22N R8W W 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4. 10 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors * 330X1316

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		9.97 Acres	5600	100				55,832
		9.97 Total Acres					Total Est. Land Value =	55,832

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.85	490	50	1,923
D/W/P: Asphalt Paving	2.98	7700	50	11,473
				Total Estimated Land Improvements True Cash Value = 13,396

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1965
Description of Occupancy: CAL 94

Costs are taken from the Industrial - Light Manufacturing cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: S Quality: Average
Stories: 1 Story Height: 12 Perimeter: 597

Base Rate for Upper Floors = 57.12

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.69 100%
Adjusted Square Foot Cost for Upper Floors = 61.81

Total Floor Area: 15,750 Base Cost New of Upper Floors = 973,509

Reproduction/Replacement Cost = 973,509
Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0
Total Depreciated Cost = 477,019

ECF (301 - INDUSTRIAL) 0.780 => TCV of Bldg: 1 = 372,075
Replacement Cost/Floor Area= 61.81 Est. TCV/Floor Area= 23.62

Total Estimated True Cash Value of Commercial/Industrial Buildings = 372,075

2026 Est. T.C.V. 009-032-015-00 = 441,303

Est. TCV/Total Floor Area = 28.02, Most recent sale 09/30/2019 for 160,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
225,400	225,400	225,400	162,623	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	-4,700	0	0	4,390	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
220,700	220,700	220,700	167,013	167,013	0	

009-032-016-00	2026 Est. T.C.V.	WOLVERINE POWER SUPPLY COOPERATIVE
Property Class: 201		10125 W WATERGATE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 32 T22N R8W S 3/4 OF N 1/2 OF SE 1/4. 59.59 A. 2004 SURVEY IN ASSESSOR'S FILE.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 80A M/L	3800		59.59 Acres		3800	100		226,442
			59.59 Total Acres				Total Est. Land Value =	226,442

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.62	112000	100	293,440
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/OUTL/2AVG/FL01	1,885.00	4	100	7,540
Total Estimated Land Improvements				True Cash Value = 300,980

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2015

Costs are taken from the Office Buildings cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: C Quality: Excellent
 Stories: 1 Story Height: 10 Perimeter: 1514
 Overall Building Height: 32

Base Rate for Upper Floors = 249.46

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 39.38 100%
 Adjusted Square Foot Cost for Upper Floors = 288.84

Total Floor Area: 38,257 Base Cost New of Upper Floors = 11,050,152

38,257 Sq.Ft. of Sprinklers @ 7.13, Cost New = 272,772

Reproduction/Replacement Cost = 11,322,924

Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 84 /100/100/100/84.0
 Total Depreciated Cost = 9,511,256

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 1 = 15,598,460
 Replacement Cost/Floor Area= 295.97 Est. TCV/Floor Area= 407.73

Total Estimated True Cash Value of Commercial/Industrial Buildings = 15,598,460

2026 Est. T.C.V. 009-032-016-00 = 16,125,882

Est. TCV/Total Floor Area = 421.51

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
6,993,400	6,993,400	6,993,400	5,565,774	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,069,500	0	0	150,275	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,062,900	8,062,900	8,062,900	5,716,049	5,716,049	0	

009-032-017-40	2026 Est. T.C.V.	WOLVERINE POWER SUPPLY COOPERATIVE
Property Class: 202		10125 W WATERGATE RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

. SEC 32 T22N R8W THE E'LY 1572.53 FT OF N 1/4 OF N 1/2 OFSE 1/4 LYING S OF HWY
M-55 EXC E'LY 578.61 FT THOF, ALSO THAT PART OF S 1/2 OF NE 1/4 LYING S OF HWY
M-55 EXC E'LY 578.61 FT THOF. 9.04A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 10A M/L 3800			9.04 Acres		3800	100		34,352
			9.04 Total Acres				Total Est. Land Value =	34,352

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
Stories: 1 Story Height: 10 Perimeter: 200

Base Rate for Upper Floors = 31.18

Adjusted Square Foot Cost for Upper Floors = 31.18

Total Floor Area: 2,400 Base Cost New of Upper Floors = 74,832

Reproduction/Replacement Cost = 74,832

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0

Total Depreciated Cost = 32,926

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI16/YARI/PAV/495A	7.98	160	1.00	100	1,277
/CI16/SUBDC/RESSI/STRI/PAVACSA	3.22	16000	1.00	100	51,520
/CI16/YARI/OUTL/2AVG/POLS	131.75	80	1.00	100	10,540
/CI16/YARI/OUTL/2AVG/FL03	2157.50	4	1.00	100	8,630

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 1 = 111,187
Replacement Cost/Floor Area= 61.17 Est. TCV/Floor Area= 46.33

Total Estimated True Cash Value of Commercial/Industrial Buildings = 111,187

2026 Est. T.C.V. 009-032-017-40 = 145,539

Est. TCV/Total Floor Area = 60.64

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
70,300	70,300	70,300	65,358	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	2,500	0	0	1,764	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
72,800	72,800	72,800	67,122	67,122	0	

009-032-017-80	2026 Est. T.C.V.	WOLVERINE POWER SUPPLY COOPERATIVE
Property Class: 202		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 32 T22N R8W THE E 578.61 FT OF N 1/4 OF N 1/2 OF SE 1/4. 4.3834A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 20A M/L	3800		4.38 Acres		3800	100		16,655
		4.38	Total Acres				Total Est. Land Value =	16,655

2026 Est. T.C.V. 009-032-017-80 = 16,655

Est. TCV/Total Floor Area = 6.94

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
8,100	8,100	8,100	7,144	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	200	0	0	192	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,300	8,300	8,300	7,336	7,336	0	

009-032-017-90	2026 Est. T.C.V.	WOLVERINE POWER SUPPLY COOPERATIVE
Property Class: 202		10435 W WATERGATE RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

. SEC 32 T22N R8W N 1/4 OF N 1/2 OF SE 1/4 EXC E'LY 1572.53 FT THOF & EXC HWY M-55. 5.5366A. 2017-02136 NOW KNOWN AS NOW KNOWN AS: PART OF THE NORTH 1/4. OF THE NORTH 1/2: OF THE SOUTHEAST 1/4, SECTION 32, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE N00DEG15'24"E, ALONG THE NORTH-SOUTH 1/4.LINE, 2566.52 FEET TO THE NORTH RIGHT-OF WAY LINE OF M-55; THENCE CONTINUING ALONG SAID 1/4 LINE, N00°15'24"E, 64.59 FEET TO THE EAST-WEST 1/4 LINE; THENCE S89°33'00"E, ALONG SAID 1/4 LINE, 290.67 FEET TO THE NORTH RIGHT-OF-WAY LINE OF M-55; THENCE 297.56 FEET ALONG SAID RIGHT-OF-WAY ON A CURVE TO THE LEFT (RADIUS=L7,263.73 FEET, LONG CHORD & BEARING=S77°54'48"W, 297.56 FEET) TO THE POINT OF BEGINNING.

AND

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 32, T22N, RSW, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN; THENCE N00°15'24"E, ALONG THE NORTH-SOUTH 1/4. LINE 2302.22 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°15'24"E, 110.42 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF M-55; THENCE 1080.21 FEET, ALONG SAID RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT (RADIUS=L7,1L3. 73 FEET, LONG CHORD & BEARING= N7C)006'05"E 1080.03 FEET); THENCE S00°19'03"W, 322.81 FEET; THENCE N89°33'26"W, 1059.29 FEET TO THE POINT OF BEGINNING.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
COMMERCIAL 2-4A 9000			5.54 Acres		9000 100		49,833
			5.54 Total Acres		Total Est.	Land Value =	49,833

2026 Est. T.C.V. 009-032-017-90 = 49,833

Est. TCV/Total Floor Area = 20.76, Most recent sale 07/03/2017 for 182,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
24,900	24,900	24,900	3,103	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	83	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
24,900	24,900	24,900	3,186	3,186	0	

009-032-018-00	2026 Est. T.C.V.	MICH STATE HWY COMM
Property Class: 402		M 55
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 32 T22N R8W THAT PART OF SEC LYING 75 FT EITHER SIDE OF BEG N 30' 13" W 1653.45 FT OF SW COR TH N 67 DEG 43' 28" E 90.32 FT TH ON A 17188.73 FT RADIUS RH CURVE 2673.5 FT CHORD BEARING N 72 DEG 10' 49" E 2670.81 FT TH CONTINUING SAME CURVATURE TO E SEC LINE ALSO THOSE PARTS BETWEEN ABOVE DESC AND BEG N 23' 44" W 460 FT OF E 1/4 POST TH S 52 DEG 36' 4" W 233.18 FT TH S 84 DEG 48'8"W 33.5 FT & BEG N 23'44"W 60 FT OF E 1/4 POST, TH N 60 DEG 6'11"W 216.12 FT, TH S 84 DEG 48'8"W 20.5 FT, ALSO THAT PART OF SE 1/4 N OF ABOVE DESC 19.44A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$5000	19.44 Acres		5000	100		97,200
			19.44 Total Acres				Total Est. Land Value =	97,200

2026 Est. T.C.V.	009-032-018-00		=	0
Est. TCV/Total Floor Area	=	0.00		
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
0	0	0	0	2.70
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-
0	0	0	0	0
				PRE/MBT
				0

009-032-019-00	2026 Est. T.C.V.	MOOMEY JOSEPH A
Property Class: 401		10432 W CADILLAC RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

. SEC 32 T22N R8W E 3/4 OF SW 1/4 OF SE 1/4 EXC BEG 250 FTW OF SE COR THEREOF TH
W 418 FT N 418 FT E 418 FT S 418 FT TO POB. 25.9889 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18 -29 @\$5000			25.56 Acres		5000	100		127,795
Residentia ROW @ ZERO			0.19 Acres		0	100		0
Residentia 9000/A			0.24 Acres		9000	100		2,178
			25.99 Total Acres				Total Est. Land Value =	129,973

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.60	900	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1973

(11) Heating System: Wall Furnace

Ground Area = 1064 SF Floor Area = 1064 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	980		
Addition	Siding	Crawl	84		
			Total:	53,919	18,872

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	168	1,875	656

Plumbing

Average Fixture(s)	1	783	274

Water/Sewer

1000 Gal Septic	1	4,109	1,438
Water Well, 50 Feet	1	3,344	1,170

Built-Ins

Appliance Allow.	1	1,607	562

Deck

w/Roof (Roof portion)	1152	14,031	4,911

Unit-in-Place Cost Items

OUT BLDG	1000	1,010	727	*72% Good

Totals:	80,678	28,610

Notes: 1973 RICHARDSON MH

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 26,893

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Garages - Service/Repair Shed cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: C	Quality: Low Cost	
Stories: 1	Story Height: 14	Perimeter: 136

Base Rate for Upper Floors = 34.85

Parcel Number: 009-032-019-00

Page: 2

Adjusted Square Foot Cost for Upper Floors = 34.85

Total Floor Area: 1,140 Base Cost New of Upper Floors = 39,729

Reproduction/Replacement Cost = 39,729

Eff.Age:45 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0

Total Depreciated Cost = 13,905

ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 12,932

Replacement Cost/Floor Area= 34.85 Est. TCV/Floor Area= 11.34

Total Estimated True Cash Value of Commercial/Industrial Buildings = 12,932

2026 Est. T.C.V. 009-032-019-00 = 170,738

Est. TCV/Total Floor Area = 77.47

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
66,000	66,000	66,000	32,032	2.70		
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	19,400	0	0	864	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
85,400	85,400	85,400	32,896	32,896	32,896	

009-032-020-00	2026 Est. T.C.V.	PEAK RUSSEL L
Property Class: 401		10380 W CADILLAC RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

A PARCEL BEGINNING 459.00 FEET WEST OF THE SOUTHEAST CORNER OF THE EAST 3/4, OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, THENCE WEST 209,00 FEET; THENCE NORTH 418 00 FEET, THENCE EAST 209.00 FEET; THENCE SOUTH 418,00 FEET TO THE POINT OF BEGINNING CONTAINING 2.01f ACRES AND SUBJECT TO ANY EASEMENT AND RESTRICTIONS OF RECORD AND SUBJECT TO A COUNTY ROAD RIGHT- OF-WAY ALONG THE SOUTH 33 FEET THEREOF.

SPLIT ON 11/20/2011 INTO 009-032-020-00, 009-032-020-50;
FORMERLY: SEC 32 T22N R8W BEG 250 FT W OF SE COR OF E 3/4 OF SW 1/4 OF SE 1/4 TH W 418 FT N 418 FT E 418 FT S 418 FT TO POB. 4.0111 A.

Split/Comb. on 11/20/2011 completed 11/20/2011 TIM DIVISION ;
Parent Parcel(s): 009-032-020-00;
Child Parcel(s): 009-032-020-10, 009-032-020-01;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	209.00	418.00	0.9891	1.0111	110	100		22,990
209 Actual Front Feet, 2.01 Total Acres								Total Est. Land Value = 22,990

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 6 ft.	31.31	90	0	0
D/W/P: Asphalt Paving	2.89	690	0	0
D/W/P: Crushed Rock	2.18	690	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1991

(11) Heating System: Forced Air w/ Ducts
Ground Area = 3121 SF Floor Area = 3193 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,832		
1.25 Story	Siding	Crawl Space	289		
			Total:	372,078	279,058

Other Additions/Adjustments

Recreation Room	960	17,453	13,090
Basement, Outside Entrance, Below Grade	2	4,585	3,439

Plumbing

Average Fixture(s)	2	2,371	1,778
3 Fixture Bath	4	14,883	11,162

Water/Sewer

1000 Gal Septic	1	4,386	3,289
Water Well, 100 Feet	1	5,415	4,061

Porches

WGEP (1 Story)	130	11,122	8,341
WPP	60	2,194	1,645
WPP	200	4,282	3,211
WPP	48	1,927	1,445

Parcel Number: 009-032-020-00

Page: 2

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	600	22,044	16,533

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Basement Garage: 1 Car	1	2,651	1,988

Built-Ins

Appliance Allow.	5	9,484	7,113

Totals:	474,875	356,153

Notes: MULTI FAMILY DWELLING - 5 APARTMENTS

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	438,068

2026 Est. T.C.V. 009-032-020-00	=	463,408

Est. TCV/Total Floor Area = 145.13, Most recent sale 10/07/2017 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
196,000	196,000	196,000	95,329	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	35,700	0	2,573	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
231,700	231,700	231,700	97,902	97,902	39,161

009-032-020-50	2026 Est. T.C.V.	PARKS BRENDA
Property Class: 401		10360 W CADILLAC RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

A PARCEL BEGINNING 250.00 FEET WEST OF THE SOUTHEAST CORNER OF THE EAST 3/4, OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 32, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, THENCE WEST 209.00 FEET; THENCE NORTH 418.00 FEET; THENCE EAST 209.00 FEET; THENCE SOUTH 418.00 FEET TO THE POB. CONTAINING 2.00± ACRES AND SUBJECT TO ANY EASEMENT AND RESTRICTIONS OF RECORD AND SUBJECT TO A COUNTY ROAD RIGHT-OF-WAY ALONG THE SOUTH 33 FEET THEREOF

SPLIT ON 11/20/2011 FROM 009-032-020-00;
SEC 32 T22N R8W BEG 250 FT W OF SE COR OF E 3/4 OF SW 1/4 OF SE 1/4 TH W 418 FT N 418 FT E 418 FT S 418 FT TO POB. 4.0111 A.

Split/Comb. on 11/20/2011 completed 11/20/2011 TIM DIVISION ;
Parent Parcel(s): 009-032-020-00;
Child Parcel(s): 009-032-020-10, 009-032-020-01;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	209.00	418.00	0.9891	1.0111	110	100		22,990
209 Actual Front Feet, 2.01 Total Acres					Total Est.		Land Value =	22,990

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low-10 Blt 1976

(11) Heating System: Wall Furnace
Ground Area = 892 SF Floor Area = 892 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	500		
Addition	Siding	Crawl	392		
			Total:	58,036	20,313

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	120	1,339	469

Water/Sewer

1000 Gal Septic	1	4,109	1,438
Water Well, 50 Feet	1	3,344	1,170

Totals:	66,828	23,390

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:	21,987

Cost Est. for Res. Bldg: 2 Mobile Home HUD Cls Low Blt 1976

(11) Heating System: Wall Furnace
Ground Area = 500 SF Floor Area = 500 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	500		
			Total:	32,030	11,210

Other Additions/Adjustments

Deck

Treated Wood	35	1,372	480

Totals:	33,402	11,690

Parcel Number: 009-032-020-50

Page: 2

Notes: EAST UNIT

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 10,989

2026 Est. T.C.V. 009-032-020-50 = 55,966

Est. TCV/Total Floor Area = 40.21, Most recent sale 12/09/2011 for 12,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
22,400	22,400	22,400	12,499	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,600	0	337	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,000	28,000	28,000	12,836	12,836	12,836	

009-032-021-00	2026 Est. T.C.V.	LUTKE ROBERT J & PAMELA
Property Class: 401		10500 W CADILLAC RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

. SEC 32 T22N R8W W 1/2 OF W 1/2 OF SW 1/4 OF SE 1/4. 10 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.00	Acres		5600	100		56,000
		10.00	Total Acres				Total Est. Land Value =	56,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	256	50	788
Wood Frame	21.32	264	50	2,814
				Total Estimated Land Improvements True Cash Value = 3,602

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1955

(11) Heating System: Wall/Floor Furnace

Ground Area = 352 SF Floor Area = 352 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	352		
			Total:	45,208	27,124

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Porches

WPP	60	1,963	1,178

Built-Ins

Appliance Allow.	1	1,607	964

Totals:	49,766	29,859

Notes: 10470

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 36,727

Cost Est. for Res. Bldg: 2 Single Family 1S Cls CD Blt 1955

(11) Heating System: Forced Air w/ Ducts

Ground Area = 728 SF Floor Area = 728 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	728		
			Total:	108,689	65,213

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Water/Sewer

1000 Gal Septic	1	4,386	2,632
Water Well, 50 Feet	1	3,344	2,006

Porches

CCP (1 Story)	72	2,027	1,216

Garages

Parcel Number: 009-032-021-00

Page: 2

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	440	15,818	9,491

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Exterior 1 Story	1	5,597	3,358

Breezeways

Frame Wall	168	9,878	5,927

Totals:	152,821	91,692

Notes: 10500

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 112,781

2026 Est. T.C.V. 009-032-021-00

= 209,110

Est. TCV/Total Floor Area = 193.62

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
90,600	90,600	90,600	47,166	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,000	0	1,273	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
104,600	104,600	104,600	48,439	48,439	48,439

009-032-022-00	2026 Est. T.C.V.	DTE GAS COMPANY
Property Class: 302		W CADILLAC RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 32 T22N R8W W 1/4 OF SE 1/4 OF SE 1/4. 10 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors * 660*660

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		9.75 Acres	5600	100				54,600
Residentia ROW @ ZERO		0.25 Acres	0	100		RIGHT OF WAY		0
		10.00 Total Acres				Total Est. Land Value =		54,600

2026 Est. T.C.V. 009-032-022-00 = 54,600

Est. TCV/Total Floor Area = 50.56

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
24,400	24,400	24,400	8,374	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	226	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
27,300	27,300	27,300	8,600	8,600	0

009-032-023-00	2026 Est. T.C.V.	GIBBS-CURROW JUDY A
Property Class: 402		5960 S LACHANCE RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

REMAINDER PCL AS DESC IN BOOK OF SURVEYS S-6 P163 SEC32T22NR8W 2.88 AC.

6/20/2023 SPLIT PART TO -20

FORMERLY 2020-01450 AFF E 1/2 OF S 1/2 OF E 3/4 OF SE 1/4 OF SE 1/4 EXCEPT HE
NORTH 250 FEET THEROF, SEC3,T22N R8W LAKE TOWNSHIP MISSAUKEE.

FORMERLY SEC 32 T22N R8W (0*1998) E 1/2 OF S 1/2 OF E 3/4 OF SE 1/4 OF SE 1/4
EXC N 200 FT THOF 5.2273A. EXCEPT 2013-03848WD THE SOUTH 50 FEET OF THE NORTH
250 FEET OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE EAST 3/4 OF THE SOUTHEAST 1/4
OF THE SOUTHEAST 1/4 OF SECTION 32, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY,
MICHIGAN .56A M/L

Split/Comb. on 06/20/2023 completed 06/20/2023 TIM ;

Parent Parcel(s): 009-032-023-00;

Child Parcel(s): 009-032-023-23;

2013-03848 WD 11/12/2013 SOLD 50' TO ADJACENT PARCEL TO THE NORTH 032-023-50.

98 SPLIT 2.27 AC TO 023-50 FOR 99

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.12	380.02	0.8822	0.9873	110	100		31,629
330 Actual Front Feet, 2.88 Total Acres					Total Est.		Land Value =	31,629

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	402	0	0
D/W/P: Asphalt Paving	3.10	3681	0	0
Metal Prefab	14.42	480	50	3,461

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements				True Cash Value = 8,461

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1962

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1530 SF Floor Area = 1530 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,146		
1 Story	Siding	Slab	384		
		Total:		235,055	188,032

Other Additions/Adjustments

Recreation Room	570	10,813	8,650

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 50 Feet	1	3,344	2,675

Porches

CCP (1 Story)	30	1,044	835

Deck

Treated Wood	192	3,882	3,106

Garages

Class: C Exterior: Pole (Unfinished)

Parcel Number: 009-032-023-00

Page: 2

Base Cost	576	16,111	12,889
Door Opener	1	527	422
Built-Ins			
Appliance Allow.	1	2,713	2,170
Fireplaces			
Interior 1 Story	1	5,235	4,188
2nd on Same Stack	1	4,280	3,424
Totals:		293,593	234,862

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 288,880

2026 Est. T.C.V. 009-032-023-00					=	328,970
Est. TCV/Total Floor Area = 215.01, Most recent sale 08/20/2020 for 229,900						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
147,700	147,700	147,700	116,407	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	16,800	0	3,142	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
164,500	164,500	164,500	119,549	119,549	119,549	

009-032-023-20 2026 Est. T.C.V. DYKHOUSE KEVIN & AMY
 Property Class: 401 5928 S LACHANCE RD
 Map #: LAKE TOWNSHIP CADILLAC, MI 49601

PCL A AS SHOWN IN BOOK OF SURVEY S-6 P 162 SEC32T22NR8W 1.73 AC
 SPLIT ON 06/20/2023 FROM 009-032-023-00

Split/Comb. on 06/20/2023 completed 06/20/2023 TIM ;
 Parent Parcel(s): 009-032-023-00;
 Child Parcel(s): 009-032-023-23;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	130.33	345.32	1.0102	0.9639	110	100		13,960
A 200' @ 110/FF	61.73	493.44	1.0102	1.0539	110	100		7,229
192 Actual Front Feet, 1.73 Total Acres							Total Est. Land Value =	21,189

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2025

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	3	1,581	1,565
Base Cost	2016	47,678	47,201

Totals: 49,259 48,766

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 59,982

2026 Est. T.C.V. 009-032-023-20 = 81,171

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/11/2023 for 19,030

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
8,700	8,700	8,700	8,700	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
30,000	1,900	0	30,000	234	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,600	40,600	40,600	38,934	38,934	38,934	

009-032-023-25	2026 Est. T.C.V.	VAN HOUTEN JAMES A
Property Class: 401		5800 S LACHANCE RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

. SEC 32 T22N R8W N 1/2 OF E 3/4 OF SE 1/4 OF SE 1/4 EXC N 220 FT OF E 200 FT
THOF. 13.9899A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		13.99 Acres	5600	100				78,344
		13.99 Total Acres					Total Est. Land Value =	78,344

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1984

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1408 SF Floor Area = 1408 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,408		
			Total:	204,238	122,546

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	1,636

Plumbing

Average Fixture(s)	1	1,422	853
3 Fixture Bath	1	4,478	2,687

Water/Sewer

1000 Gal Septic	1	4,689	2,813
Water Well, 50 Feet	1	3,344	2,006

Porches

WCP (1 Story)	272	10,004	6,002

Deck

Treated Wood	140	3,160	1,896
w/Roof (Roof portion)	192	3,195	1,917

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	624	25,272	15,163
Common Wall: 1 Wall	1	-2,589	-1,553

Class: C Exterior: Pole (Unfinished)

Door Opener	1	527	316
Base Cost	1152	27,245	16,347

Built-Ins

Appliance Allow.	1	2,713	1,628

Totals:	290,425	174,257

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 214,336

2026 Est. T.C.V. 009-032-023-25	=	292,680

Est. TCV/Total Floor Area = 207.87

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
137,600	137,600	137,600	88,103	2.70		
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	8,700	0	0	2,378	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
146,300	146,300	146,300	90,481	90,481	90,481	

009-032-023-50	2026 Est. T.C.V.	VERMILYEA WILLIAM V & BEVERLY
Property Class: 401		5900 S LACHANCE RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

SEC 32 T22N R8W (0*1998) N 200 FT OF E 1/2 OF S 1/2 OF E 3/4 OF SE 1/4 OF SE 1/4. 2.2727A. & 2013-03848 WD THE SOUTH 50 FEET OF THE NORTH 250 FEET OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE EAST 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN .56A M/L

PUCHASE 50' FROM ADJACENT PIN

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	250.00	495.00	0.9457	1.0547	110	100		27,431
250 Actual Front Feet, 2.84 Total Acres							Total Est. Land Value =	27,431

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	80	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 1998

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1352 SF Floor Area = 1352 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,352		
			Total:	153,999	115,499

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Water/Sewer

1000 Gal Septic	1	4,689	3,517
Water Well, 50 Feet	1	3,344	2,508

Deck

Treated Wood	160	3,446	2,584
Treated Wood	20	896	672
w/Roof (Roof portion)	270	4,196	3,147

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	936	33,874	25,405

Built-Ins

Appliance Allow.	1	2,713	2,035

Fireplaces

Wood Stove	1	2,503	1,877

Totals:	215,560	161,668

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 160,052

2026 Est. T.C.V. 009-032-023-50 = 188,433

Est. TCV/Total Floor Area = 139.37, Most recent sale 11/12/2013 for 1,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-032-023-50

Page: 2

	101,700	101,700	101,700	41,974	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-7,500	0	0	1,133	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	94,200	94,200	94,200	43,107	43,107	43,107

009-032-023-65	2026 Est. T.C.V.	CROSS BECKA L
Property Class: 401		5726 S LACHANCE RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

. SEC 32 T22N R8W N 220 FT OF E 200 FT OF N 1/2 OF E 3/4 OF SE 1/4 OF SE 1/4.
1.0101A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	220.00	200.00	0.9765	0.8409	110	100		19,871
220 Actual Front Feet, 1.01 Total Acres								19,871
Total Est. Land Value =								19,871

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	125	0	0
D/W/P: 3.5 Concrete	6.58	90	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C Blt 1993

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1256 SF Floor Area = 1256 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,176		
1 Story	Siding	Slab	80		
Total:				193,123	144,841

Other Additions/Adjustments

Recreation Room	1200	22,764	17,073
Basement, Outside Entrance, Below Grade	1	2,727	2,045

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Water/Sewer

1000 Gal Septic	1	4,689	3,517
Water Well, 100 Feet	1	5,734	4,300

Deck

Treated Wood	280	4,978	3,733
Treated Wood	20	896	672

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	856	31,586	23,689
Common Wall: 1 Wall	1	-2,589	-1,942
Door Opener	1	527	395

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	400	18,692	14,019

Built-Ins

Appliance Allow.	1	2,713	2,035

Totals: 291,740 218,801

Notes: MODULAR (MRBC)

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 269,125

2026 Est. T.C.V. 009-032-023-65

= 291,371

Parcel Number: 009-032-023-65

Page: 2

 Est. TCV/Total Floor Area = 231.98, Most recent sale 12/11/2013 for 106,200

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
125,300	125,300	125,300	56,820	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	20,400	0	0	1,534	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
145,700	145,700	145,700	58,354	58,354	58,354	

009-032-023-75	2026 Est. T.C.V.	BOOMS KELLY & SUSAN
Property Class: 401		10170 W CADILLAC RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

SEC 32 T22N R8W (2*1999) W 253.25 FT OF S 396 FT OF W 1/2 OF S 1/2 OF E 3/4 OF SE 1/4. 2.3023A.

99 SPLIT 5.14 AC TO 023-85 FOR 00

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	253.25	396.00	0.9427	0.9975	110	100		26,195
253 Actual Front Feet, 2.30 Total Acres							Total Est. Land Value =	26,195

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	3500	71	7,703
Total Estimated Land Improvements			True Cash Value =	7,703

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1982

(11) Heating System: Forced Hot Water

Ground Area = 1584 SF Floor Area = 1584 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,584		
			Total:	255,333	165,957

Other Additions/Adjustments

Recreation Room	1226	23,257	15,117

Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	2	8,956	5,821
2 Fixture Bath	1	2,996	1,947

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 100 Feet	1	5,734	3,727

Deck

Treated Wood	440	6,688	4,347

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	728	34,092	22,160
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	2	1,054	685

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Storage Over Garage	800	10,592	6,885
Door Opener	2	1,054	685
Base Cost	2000	69,660	45,279

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Local Cost Items

GENERATOR	1	1	1	*100% Good

Totals:		433,614	281,839

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 346,662

2026 Est. T.C.V. 009-032-023-75 = 380,560
 Est. TCV/Total Floor Area = 240.25, Most recent sale 05/12/2023 for 357,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
168,800	168,800	168,800	151,453	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	21,500	0	0	4,089	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
190,300	190,300	190,300	155,542	155,542	155,542	

009-032-023-85
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

EISENGA BRYAN R & DIANE K TRUST
10122 W CADILLAC RD
CADILLAC, MI 49601

SEC 32 T22N R8W (0*1999) W 1/2 OF S 1/2 OF E 3/4 OF SE 1/4 OF SE 1/4 EXC W
253.25 FT OF S 396 FT THOF. 5.1448A.

99 SPLIT FROM 023-75 FOR 00

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	241.75	927.60	0.9537	1.2340	110	100		31,297
242 Actual Front Feet, 5.15 Total Acres					Total Est.		Land Value =	31,297

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	1300	50	2,015
D/W/P: 4in Concrete	6.96	650	50	2,262
Total Estimated Land Improvements True Cash Value =				4,277

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1999

(11) Heating System: Forced Hot Water
Ground Area = 2512 SF Floor Area = 2512 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,512		
			Total:	380,578	277,820

Other Additions/Adjustments

Recreation Room	2000	37,940	27,696

Basement, Outside Entrance, Above Grade	1	1,980	1,445

Plumbing

Average Fixture(s)	1	1,422	1,038
3 Fixture Bath	3	13,434	9,807
2 Fixture Bath	1	2,996	2,187

Water/Sewer

1000 Gal Septic	1	4,689	3,423
Water Well, 100 Feet	1	5,734	4,186

Porches

CCP (1 Story)	84	2,536	1,851

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	770	35,443	25,873
Common Wall: 1 Wall	1	-2,589	-1,890
Door Opener	2	1,054	769

Class: C Exterior: Pole (Unfinished)

Door Opener	3	1,581	1,154
Base Cost	3200	75,680	55,246

Built-Ins

Appliance Allow.	2	5,426	3,961

Fireplaces

Interior 1 Story	1	5,235	3,822

Deck

Treated Wood	763	9,721	7,096

Totals:	582,860	425,484

Parcel Number: 009-032-023-85

Page: 2

Notes: 2 KITCHENS

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 523,345

2026 Est. T.C.V. 009-032-023-85 = 558,919

Est. TCV/Total Floor Area = 222.50, Most recent sale 10/17/2025 for 550,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
283,000	283,000	283,000	219,549	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,500	0	0	59,951	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
279,500	279,500	279,500	225,476	279,500	279,500	

009-033-001-00	2026 Est. T.C.V.	LUCAS DAVID R & DONNA M TRUSTEES OF
Property Class: 401		W WATERGATE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 33 T22N R8W 40 A M/L
NW/4 OF NE/4.

04 split 16.5 Ac. to 001-50
04 split 23.5 Ac. to 001-70

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia INFERIOR	\$1400	40.00	Acres	1400	100			56,000
		40.00	Total Acres				Total Est. Land Value =	56,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1975

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Deck					
	w/Roof (Roof portion)		960	14,285	9,285
Garages					
Class: C Exterior: Pole (Unfinished)					
	Base Cost		1800	42,570	27,670
	No Concrete Floor		1440	-9,374	-6,093
Totals:				47,481	30,862

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 37,960

2026 Est. T.C.V.	009-033-001-00	=	93,960
Est. TCV/Total Floor Area = 0.00, Most recent sale 05/06/2004 for 0			
2025 Assessed	MBOR	S.E.V.	Base for Cap
45,100	45,100	45,100	42,056
			2.70
2026 New Eq.	Adjustment	Loss	Additions
0	1,900	0	0
			1,135
2026 Assessed	MBOR	S.E.V.	Capped
47,000	47,000	47,000	43,191
			43,191
			43,191

Tax Adjustment

Losses

PRE/MBT

009-033-001-50	2026 Est. T.C.V.	SECORD MICHAEL L & GRUBAUGH M
Property Class: 401		S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 33 T22N R8W N/2 OF NE/4 OF NE/4 EXC E 250 FT LYING S OF A LINE 50 FT S OF
THE N SEC LINE OF SEC 33. 16.5 A M/L

ZERO SPLIT RIGHTS RECEIVED FROM PARENT TRAC. NO SPLITS UNTIL 2014. -PER DALES
RESEARCH AT THE COUNTY EQ. -TIM

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		16.50 Acres			5600	100		92,400
		16.50 Total Acres					Total Est. Land Value =	92,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	17.88	480	95	8,153
				Total Estimated Land Improvements True Cash Value = 8,153

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 0

(11) Heating System: Space Heater

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Totals: 0 0

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 0

2026 Est. T.C.V. 009-033-001-50 = 100,553

Est. TCV/Total Floor Area = 0.00, Most recent sale 02/07/2018 for 42,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
45,300	45,300	45,300	22,619	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	5,000	0	0	610	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,300	50,300	50,300	23,229	23,229	0	

009-033-001-70	2026 Est. T.C.V.	RICHARDSON CHRISTOPHER & LISA
Property Class: 401		5228 S BLODGETT RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 33 T22N R8W (5*2004) PCL 009-033-001-70 OF SURVEY IN BOOK OF SURVEYS
 5-6 P 221 DESC AS: S/2 OF S/2 OF NE/4 OF NE/4. 9.9098 A M/L
 SPLIT ON 09/14/2006 INTO 009-033-001-80, 009-033-001-90;

Split/Comb. on 09/14/2006 completed 09/14/2006 RAY ;
 Parent Parcel(s): 009-033-001-70;
 Child Parcel(s): 009-033-001-80, 009-033-001-90;

 05 SPLIT 1 AC TO 003-001-95 FOR 06

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		9.91 Acres	5600	100				55,496
		9.91 Total Acres					Total Est. Land Value =	55,496

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	8.14	874	50	3,557
				Total Estimated Land Improvements True Cash Value = 3,557

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls BC Blt 2007

(11) Heating System: Forced Heat & Cool
 Ground Area = 1176 SF Floor Area = 1470 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,176		
			Total:	270,344	243,307

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,094	1,885

Water/Sewer

1000 Gal Septic	1	5,433	4,890
Water Well, 200 Feet	1	11,938	10,744

Porches

WCP (1 Story)	336	15,513	13,962
WPP	280	6,843	6,159

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	672	40,844	36,760
Common Wall: 1 Wall	1	-3,005	-2,704
Door Opener	2	1,317	1,185

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	672	40,844	36,760
Door Opener	1	659	593

Class: D Exterior: Pole (Unfinished)

Base Cost	1200	22,464	20,218
No Concrete Floor	1200	-6,552	-5,897

Built-Ins

Appliance Allow.	1	3,899	3,509

Totals: 412,635 371,371

Notes: LOG SIDING

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 456,787

Parcel Number: 009-033-001-70

Page: 2

2026 Est. T.C.V. 009-033-001-70 = 515,840
 Est. TCV/Total Floor Area = 350.91, Most recent sale 06/22/2007 for 29,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
213,500	213,500	213,500	104,533	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
8,800	35,600	0	8,800	2,822	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
257,900	257,900	257,900	116,155	116,155	116,155

009-033-001-80	2026 Est. T.C.V.	DORE ROBERT & SANDRA
Property Class: 401		5154 S BLODGETT RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 33 T22N R8W (0*2006) N/2 OF S/2 OF NE/4 OF NE/4 9.91 Ac. M/L
 Split on 09/14/2006 from 009-033-001-70;

Split/Comb. on 09/14/2006 completed 09/14/2006 RAY ;
 Parent Parcel(s): 009-033-001-70;
 Child Parcel(s): 009-033-001-80, 009-033-001-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		9.91 Acres	5600	100				55,496
		9.91 Total Acres					Total Est. Land Value =	55,496

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.26	960	50	1,085
D/W/P: 4in Ren. Conc.	8.17	400	50	1,634
D/W/P: 3.5 Concrete	6.58	250	50	822
Total Estimated Land Improvements True Cash Value =				3,541

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 2006

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1512 SF Floor Area = 1512 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,512		
			Total:	216,783	184,261

Other Additions/Adjustments

Recreation Room	814	15,442	13,126

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806
2 Fixture Bath	1	2,996	2,547

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Deck

Treated Wood w/Roof (Deck Portion)	180	3,721	3,163
Treated Wood w/Roof (Roof portion)	180	3,022	2,569

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	20,323
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	1	527	448

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	672	26,665	22,665
Door Opener	1	527	448

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals:	310,040	263,530

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 324,142

Parcel Number: 009-033-001-80

Page: 2

2026 Est. T.C.V. 009-033-001-80 = 383,179
 Est. TCV/Total Floor Area = 253.43, Most recent sale 10/08/2024 for 389,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
165,900	165,900	165,900	165,900	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	25,700	0	0	4,479	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
191,600	191,600	191,600	170,379	170,379	170,379

009-033-001-90	2026 Est. T.C.V.	SECORD MICHAEL & GRUGBAUGH
Property Class: 102		S BLODGETT RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC33 T22N (0*2017) R82 BEG S0DEG23'40"E 225' FROM NE COR OF NE1/4 TH
 S0DEG23'40"E 175', N89DEG44'39"W 250', N0DEG23'40"W 175', S89DEG 44'39"E 250' TO
 POB 1.00 A
 SPLIT ON 10/30/2017 TO 009-033-001-92
 FORMERLY SEC 33 T22N R8W (0*2006) E 250 FT OF N/2 OF NE/4 OF NE/4 EXC N 225
 FT THEREOF. 2.471 AC. M/L
 SPLIT ON 09/14/2006 FROM 009-033-001-70;

Split/Comb. on 10/30/2017 completed 10/30/2017 TIM ;
 Parent Parcel(s): 009-033-001-90;
 Child Parcel(s): 009-033-001-92;

 SPLIT ON 10/30/2017 PART TO 009-033-001-92

SPLIT/COMB. ON 09/14/2006 COMPLETED 09/14/2006 RAY ;
 PARENT PARCEL(S): 009-033-001-70;
 CHILD PARCEL(S): 009-033-001-80, 009-033-001-90;

Land Value Estimates for Land Table Ag 1 .A - Agriculture
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 1 - 2 ACRES			1.00 Acres		9000	100		9,000
		1.00 Total Acres			Total Est.		Land Value =	9,000

2026 Est. T.C.V.	009-033-001-90	=	9,000
Est. TCV/Total Floor Area =	5.95, Most recent sale 05/14/2018 for	25,000	
2025 Assessed	MBOR	S.E.V.	Base for Cap
5,000	5,000	5,000	401
			2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	-500	0	10
2026 Assessed	MBOR	S.E.V.	Capped
4,500	4,500	4,500	411
			411
			PRE/MBT
			411

009-033-001-92	2026 Est. T.C.V.	SECORD MICHAEL & GRUGBAUGH
Property Class: 102		S BLODGETT RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC33 T22N R8W (0*2017) BEG S0DEG23'40"E 400' FROM NE COR OF NE1/4 TH
 S0DEG23'40"E FROM NE COR OF NE1/4 TH S0DEG23'40"E 255.54 FT, N89DEG 45'56"W 250
 FT, N0DEG23'40"W 255.63 FT, S89DEG44'39"E 250 FT TO POB 1.47A
 SPLIT ON 10/30/2017 FROM 009-033-001-90;
 FORMERLY SEC 33 T22N R8W (0*2006) E 250 FT OF N/2 OF NE/4 OF NE/4 EXC N 225
 FT THEREOF. 2.471 AC. M/L
 SPLIT ON 09/14/2006 FROM 009-033-001-70;

Split/Comb. on 10/30/2017 completed 10/30/2017 TIM ;
 Parent Parcel(s): 009-033-001-90;
 Child Parcel(s): 009-033-001-92;

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 1 - 2 ACRES		1.00 Acres			9000	100		9,000
AGRICULTRU SURPLUS 2600/		0.47 Acres			2600	100		1,214
		1.47 Total Acres			Total Est.		Land Value =	10,214

2026 Est. T.C.V.	009-033-001-92	=	10,214
Est. TCV/Total Floor Area =	6.76, Most recent sale 05/14/2018 for	25,000	
2025 Assessed	MBOR	S.E.V.	Base for Cap
5,500	5,500	5,500	591
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	-400	0	15
2026 Assessed	MBOR	S.E.V.	Capped
5,100	5,100	5,100	606
			->Taxable<-
			606
			PRE/MBT
			606

009-033-001-95 2026 Est. T.C.V. ANTCLIFF JOHN & MARY
 Property Class: 401 5020 S BLODGETT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 33 T22N R8W 1.004 AC (0*2005)
 E 250 FT OF N 225 FT OF NE/4 OF NE/4 EXC N 50 FT THEREOF.

05 Split 1 Ac from 001-70 for 06

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	175.00	250.00	1.0339	0.8891	110	100		17,697
175 Actual Front Feet, 1.00 Total Acres					Total Est.	Land Value =		17,697

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	200	50	733
Metal Prefab	15.08	120	50	905
Total Estimated Land Improvements		True Cash Value =		1,638

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2005

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1040 SF Floor Area = 1040 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,040		
			Total:	146,715	124,707

Other Additions/Adjustments

Recreation Room	320	5,818	4,945
Basement, Outside Entrance, Below Grade	1	2,293	1,949

Plumbing

Average Fixture(s)	1	1,185	1,007

Water/Sewer

1000 Gal Septic	1	4,386	3,728
Water Well, 100 Feet	1	5,415	4,603

Deck

Treated Wood w/Roof (Deck Portion)	80	2,133	1,813
Treated Wood w/Roof (Roof portion)	80	1,349	1,147
Treated Wood	64	1,908	1,622
w/Roof (Roof portion)	192	2,903	2,468

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	572	21,341	18,140
Door Opener	1	468	398
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	320	14,624	12,430
Door Opener	1	468	398

Built-Ins

Appliance Allow.	1	1,897	1,612

Totals:	212,903	180,967

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 222,589

2026 Est. T.C.V. 009-033-001-95 = 241,924
 Est. TCV/Total Floor Area = 232.62, Most recent sale 06/17/2005 for 13,000

Parcel Number: 009-033-001-95

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	103,800	103,800	103,800	60,257	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	17,200	0	0	1,626	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	121,000	121,000	121,000	61,883	61,883	61,883

009-033-002-01 2026 Est. T.C.V. LUCAS FAMILY TRUST
 Property Class: 401 9350 W WATERGATE RD
 Map #: LAKE TOWNSHIP MC BAIN, MI 49657

THAT PART OF S ½ OF NE ¼ LYING N OF A LINE BEG AT E ¼ COR TH N0°19'49"E,
 1129.55FT, N89° 40'21"W 70FT, S0°19'49"W 227.71FT, S 53°20'52W 145.77FT, S
 85°31'40" TO N-S ¼ LINE EXC THAT PART LYING E ¼ OF A LINE BEG AT E ¼ COR TH
 N°19'49"E 1129.55FT, N89°40'21W 70FT, S0°1949" W 227.71FT, S 53°20'52"W 145.77FT
 S 85°31'40"W 1249.25FT, N0°16'23"E 617.02 FT TO N LINE OF S ½ OF NE ¼ OF SEC
 33 T22N R82W 20.1313A
 SPLIT ON 12/16/2024 FROM 009-033-002-00;

Split/Comb. on 12/16/2024 completed 12/16/2024 TIM ;
 Parent Parcel(s): 009-033-002-00;
 Child Parcel(s): 009-033-002-01, 009-330-021-0;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$5000	20.13	Acres	5000	100		100,655
			20.13	Total Acres			Total Est. Land Value =	100,655

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	850	0	0
Wood Frame	28.80	100	50	1,440
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements			True Cash Value =	2,390

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1976

(11) Heating System: Electric Baseboard
 Ground Area = 1308 SF Floor Area = 1308 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,308		
			Total:	200,603	120,361

Other Additions/Adjustments

Recreation Room	450	8,537	5,122

Plumbing

Average Fixture(s)	1	1,422	853
2 Fixture Bath	1	2,996	1,798

Water/Sewer

1000 Gal Septic	1	4,689	2,813
Water Well, 100 Feet	1	5,734	3,440

Porches

CCP (1 Story)	48	1,531	919

Deck

Treated Wood	380	6,080	3,648
w/Roof (Roof portion)	616	9,166	5,500

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	484	21,267	12,760
Common Wall: 1 Wall	1	-2,589	-1,553

Class: C Exterior: Pole (Unfinished)

Base Cost	1568	37,083	22,250

Parcel Number: 009-033-002-01

Page: 2

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Interior 1 Story	1	5,235	3,141

Totals:		304,467	182,680

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	224,697

2026 Est. T.C.V. 009-033-002-01

= 327,742

Est. TCV/Total Floor Area = 250.57

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
135,100	135,100	135,100	65,539	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	28,800	0	1,769	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
163,900	163,900	163,900	67,308	67,308	67,308

009-033-002-10	2026 Est. T.C.V.	RICHARDSON CHRISTOPHER D & LISA J
Property Class: 402		9350 W WATERGATE RD
Map #:	LAKE TOWNSHIP	MC BAIN, MI 49657

SEC 33 T22N R8W (0*2025) ADDITIONAL PCL OF SURVEY RECORDED IN BOOK OF SURVEYS S-6
P 221 DESC AS: BEG N 00 DEG 19'49"E 1129.55 FT, N 89 DEG 40'21"W 70 FT, S 00 DEG
19'49"W 227.71 FT, S 53 DEG 20'52"W 145.77 FT, S 85 DEG 31'40"W 485.53 FT FROM E
1/4 COR, TH S 85 DEG 31'40"W 288.72 FT, N 00 DEG 16'23"E 275 FT, S 85 DEG
31'37"W 475 FT, N 00 DEG 16'23"E 342.02 FT, S 89 DEG 02'48"E 761.70 FT, S 00 DEG
19'49"W 544.78 FT TO POB. 7.17A.
SPLIT/COMBINED ON 12/16/2024 FROM 009-033-002-00;

Split/Comb. on 12/16/2024 completed 12/16/2024 TIM ;
Parent Parcel(s): 009-033-002-00;
Child Parcel(s): 009-033-002-01, 009-330-021-0;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$5000	7.17 Acres		5000	100		35,850
			7.17 Total Acres				Total Est. Land Value =	35,850

2026 Est. T.C.V. 009-033-002-10 = 35,850

Est. TCV/Total Floor Area = 27.41

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
13,300	13,300	13,300	13,300	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	4,600	0	0	4,600	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,900	17,900	17,900	13,659	17,900	17,900	

009-033-003-00
Property Class: 402
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

RICHARDSON CHRISTOPHER D & LISA J
W WATERGATE RD
LAKE CITY, MI 49651

SEC 33 T22N R8W (4*TRACT*2006) PCL 009-033-003-00 OF SURVEY IN BOOK OF SURVEYS
5-6 P 221 DESC AS: E 7.3 A OF THAT PART OF S 1/2 OF NE 1/4 LYING N OF BEG ON E
SEC LINE 1129.55 FT N OF 1/4 POST TH 5 89 DEG 40'21"W 70 FT TH S 00 DEG 19'49"W
227.71 FT TH S 53 DEG 20'52"W 145.77 FT TH S 85 DEG 31'40"W TO N & S 1/4 LINE
EXC BEG NO DEG 23'40"W 1161.07 FT N OF E 1/4 COR, TH N 89 DEG 47'13"W 330 FT, N
0 DEG 23'40"W 150 FT, S 89 DEG 47'13"E 330 FT, S 0 DEG 23'40"E 150 FT TO POB.
6.16A.

2006 PARCEL 009-033-003-00 SPLIT ON 11/07/2006

Split/Comb. on 10/12/2006 completed 10/12/2006 RAY ;
Parent Parcel(s): 009-033-003-00;
Child Parcel(s): 009-033-003-90;
Part of tract w/009-033-003-00.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$9000		6.16 Acres			9000	100		55,440
		6.16 Total Acres					Total Est. Land Value =	55,440

2026 Est. T.C.V. 009-033-003-00 = 55,440

Est. TCV/Total Floor Area = 42.39, Most recent sale 11/13/2019 for 30,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
18,500	18,500	18,500	8,752	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	9,200	0	236	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,700	27,700	27,700	8,988	8,988	8,988	

009-033-003-90
 Property Class: 402
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

RICHARDSON CHRISTOPHER D & LISA J
 W WATERGATE RD
 LAKE CITY, MI 49651

SEC 33 T22N R8W (0*2006) PCL 009-033-003-90 OF SURVEY IN BOOK OF SURVEYS 5-6 P
 221 DESC AS: BEG N O DEG
 23'40"W 1161.07 FT N OF E 1/4 COR, TH N 89 DEG 47'13"W 330 FT, N O DEG 23'40"W
 150 FT, S 89 DEG 47'13"E 330 FT, S O DEG 23'40"E 150 FT TO POB. 1.14A.
 2006 SPLIT OF 009-033-003-00 ON 11/07/2006

Split/Comb. on 10/12/2006 completed 10/12/2006 RAY ;
 Parent Parcel(s): 009-033-003-00;
 Child Parcel(s): 009-033-003-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 -	2.99@	\$9000	1.14	Acres	9000	100		10,260
			1.14	Total Acres			Total Est. Land Value =	10,260

2026 Est. T.C.V.	009-033-003-90	=	10,260
Est. TCV/Total Floor Area =	7.84,	Most recent sale 11/13/2019 for	30,000
2025 Assessed	MBOR	S.E.V.	Base for Cap
5,100	5,100	5,100	3,296
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	0	0	88
2026 Assessed	MBOR	S.E.V.	Capped
5,100	5,100	5,100	3,384
			->Taxable<-
			3,384
			PRE/MBT
			3,384

009-033-004-00	2026 Est. T.C.V.	OUWINGA ROGER & KAY TRUST
Property Class: 402		W WATERGATE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 33 T22N R8W BEG ON N R/W LINE OF M-55 1437.5 FT E'LY OF N & S 1/4 LINE TH
N 275 FT E'LY 237.5 FT S 275 FT TO SD R/W LINE TH W'LY 237.5 FT TO POB. 1.4994
A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	237.50	275.00	0.9579	0.9106	110	100		22,789
238 Actual Front Feet, 1.50 Total Acres							Total Est. Land Value =	22,789

2026 Est. T.C.V. 009-033-004-00	=	22,789

Est. TCV/Total Floor Area = 17.42

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
9,300	9,300	9,300	2,700	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	2,100	0	0	72	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,400	11,400	11,400	2,772	2,772	2,772	

009-033-004-50	2026 Est. T.C.V.	OUWINGA ROGER L & KAY F TRUST
Property Class: 401		9150 W WATERGATE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 33 T22N R7W BEG ON N R/W LINE OF M-55 1437.5 FT E'LY OF N-S 1/4 LINE TH N
275 FT W'LY 237.5 FT S 275 FT TO SD R/W TH E'LY 237.5 FT TO POB. 1.4994 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	235.70	275.00	0.9598	0.9106	110	100		22,659
236 Actual Front Feet, 1.49 Total Acres								
Total Est. Land Value =								22,659

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	64	0	0
D/W/P: 3.5 Concrete	6.58	90	0	0
D/W/P: Patio Blocks	15.58	452	0	0
Wood Frame	35.03	64	50	1,121

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,621

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1886 SF Floor Area = 1886 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Basement	1,566		
1 Story	Brick	Crawl Space	320		
Total:				270,854	162,498

Other Additions/Adjustments

Recreation Room	1200	22,764	13,658

Plumbing

Average Fixture(s)	1	1,422	853
2 Fixture Bath	1	2,996	1,798

Water/Sewer

1000 Gal Septic	1	4,689	2,813
Water Well, 50 Feet	1	3,344	2,006

Porches

CCP (1 Story)	120	3,497	2,098

Deck

Treated Wood	338	5,631	3,379
Treated Wood	200	3,984	2,390
Treated Wood	19	851	511

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	528	22,551	13,531
Common Wall: 1 Wall	1	-2,589	-1,553
Door Opener	1	527	316

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Interior 1 Story	1	5,235	3,141

Totals:	348,469	209,067

Parcel Number: 009-033-004-50

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Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 257,152

2026 Est. T.C.V. 009-033-004-50 = 283,432

Est. TCV/Total Floor Area = 150.28

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
119,600	119,600	119,600	66,451	2.70		
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	22,100	0	0	1,794	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
141,700	141,700	141,700	68,245	68,245	68,245	

009-033-005-00	2026 Est. T.C.V.	MICH STATE HWY COMM
Property Class: 402		W WATERGATE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 33 T22N R8W BEG ON E SEC LINE 454.54 FT N OF E 1/4 POST TH S 89 DEG 36' 20" W 70 FT N 23' 40" W 140.95 FT N 60 DEG 4' 3" W 134.9 FT S 84 DEG 48' 8" W 2623.07 FT S 5 DEG 11' 52" E 65 FT S 84 DEG 48' 8" W 50 FT N 5 DEG 11' 52" W 45 FT S 84 DEG 48' 8" W 1025 FT N 5 DEG 11' 52" W 20 FT S 84 DEG 48' 8" W 1213.92 FT S 52 DEG 37' 44" W 333.35 FT N ON SEC LINE 400 FT S 60 DEG 4' 26" E 215.96 FT N 84.48' 8" E 2226.32 FT N 5 DEG 11' 52" E 65 FT N 84 DEG 48' 08" E 50 FT, S 5 DEG 11' 52" E 65 FT, N 84 DEG 48' 08" E 2635.68 FT, N 52 DEG 37' 27" E 145.77 FT, N 23' 40" W 227.71 FT, N 89 DEG 36' 20" E 70 FT, S ON SEC LINE 675 FT TO POB. 20.47A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$5000	20.47 Acres		5000	100		102,350
			20.47 Total Acres				Total Est. Land Value =	102,350

2026 Est. T.C.V.	009-033-005-00	=	0
Est. TCV/Total Floor Area	=	0.00	
2025 Assessed	MBOR	S.E.V.	Base for Cap
0	0	0	0
			2.70
2026 New Eq. Adjustment		Loss	Additions
0	0	0	0
			0
2026 Assessed	MBOR	S.E.V.	Capped
0	0	0	0
			->Taxable<-
			PRE/MBT
			0

009-033-006-00	2026 Est. T.C.V.	KANIPE TERRY R & REBECCA RUTH
Property Class: 101		5460 BLODGETT RD
Map #:	LAKE TOWNSHIP	MC BAIN, MI 49657

THAT PART OF LAND IN MISSAUKEE COUNTY IN THE NW 1/4 OF SEC 33, T22N R8W
DESCRIBED IN LIBER S-5 P 151 AS PARCEL #1 & #2 22.83 A
FORMERLY SEC 33 T22N R8W (1*2000) S 1/2 OF NE 1/4 LYING S'LY OF HWY M-55 R/W EXC
W 940 FT THOF. 24.3959A.

00 SPLIT 6.68 AC TO 006-70 FOR 01
01 SPLIT 2.5 AC TO 006-60 FOR 02
REMAINING 1 DIV GIVEN TO 033-006-70 PER JIM SPRAGUE

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 18 - 29 Acres		18.83 Acres			3800	100		71,554
AGRICULTRU SURPLUS 2600/		4.00 Acres			2600	100		10,400
		22.83 Total Acres					Total Est. Land Value =	81,954

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.41	1940	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
				Total Estimated Land Improvements True Cash Value = 2,425

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1978

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1392 SF Floor Area = 1392 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,008			
1 Story	Siding	Crawl Space	384			*93% Good
			Total:	163,500	118,580	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 50 Feet	1	3,344	2,174

Porches

CCP (1 Story)	64	1,822	1,184

Deck

Treated Wood	144	3,146	2,045

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	720	25,121	16,329
Common Wall: 1 Wall	1	-2,421	-1,574

Built-Ins

Appliance Allow.	1	1,897	1,233

Totals: 201,980 143,592

Notes: MODULAR

ECF (101 AGRICULTURE) 1.140 => TCV: 163,695

Ag. Bld 1 0, 4 Wall Utility Shed, 3 Wall Class:D,Pole Quality:Low Cost

Parcel Number: 009-033-006-00

Page: 2

Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	2.95	3072	9,062
Default Walls	5.02	3072	15,421

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55	Depr. Cost =	13,466
ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 1 =		10,099

Total Estimated True Cash Value of Agricultural Buildings	=	10,099

2026 Est. T.C.V. 009-033-006-00	=	258,173

Est. TCV/Total Floor Area = 185.47

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
108,900	108,900	108,900	77,598	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	20,200	0	2,095	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
129,100	129,100	129,100	79,693	79,693	79,693

009-033-006-60
Property Class: 201
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

FIELD OF DREAMZ LLC
9343 W WATERGATE RD
MC BAIN, MI 49657

SEC 33 T22N R8W (0*2001) W 940 FT OF S 1/2 OF NE 1/4 LYING S'LY OF HWY M55 EXC W
690 FT THOF. 2.5A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	250.00	435.60	1.0000	0.0000	0	100*		0
COMMERCIAL 2-4A	9000		2.50	Acres	9000	100		22,500
* denotes lines that do not contribute to the total acreage calculation.								
250 Actual Front Feet, 2.50 Total Acres Total Est. Land Value =								22,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.67	33000	100	88,110
Total Estimated Land Improvements True Cash Value =				88,110

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2002
Description of Occupancy: CAL 148 - 10 UNITS

Costs are taken from the Multiple Residences cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Siding Quality: Low Cost
Total Floor Area: 6450 # of Units: 10
Overall Building Height: 10

Base Rate for Upper Floors = 65.86

(10) Heating system: Complete H.V.A.C. Cost/SqFt: 17.22 100%
Adjusted Square Foot Cost for Upper Floors = 83.08

Total Floor Area: 6,450 Base Cost New of Upper Floors = 535,866

Reproduction/Replacement Cost = 535,866
Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 71 /100/100/100/71.0
Total Depreciated Cost = 380,465

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost

(39) Miscellaneous

Miscellaneous Built-in Construction:

Appliance Allowance, Multiple

Residences	1 Up	1310.00	10	1.000	1.000	13,100

(40) Exterior Wall:

Balcony:

Wood	1 Up	25.50	800	1.000	1.000	20,400

Total Cost of Lump-Sum Items = 33,500

Total Cost New = 33,500

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 33,500
Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 71 /100/100/100/71.0
Total Depreciated Cost = 23,785

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 1 = 428,505
Replacement Cost/Floor Area= 88.27 Est. TCV/Floor Area= 66.43

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2002
Description of Occupancy: 2011 CONVERSION TO 4 UNITS

Costs are taken from the Multiple Residences cost schedules.

Parcel Number: 009-033-006-60

Page: 2

<<<<< Calculator Cost Computations >>>>>

Class: D,Siding Quality: Low Cost
 Total Floor Area: 2908 # of Units: 4
 Overall Building Height: 12

Base Rate for Upper Floors = 69.71

(10) Heating system: Complete H.V.A.C. Cost/SqFt: 18.22 100%
 Adjusted Square Foot Cost for Upper Floors = 87.93

Total Floor Area: 2,908 Base Cost New of Upper Floors = 255,701

Reproduction/Replacement Cost = 255,701
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 71 /100/100/100/71.0
 Total Depreciated Cost = 181,548

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost

(39) Miscellaneous

Miscellaneous Built-in Construction:

Appliance Allowance, Multiple

Residences	1 Up	1310.00	4	1.000	1.000	5,240

Total Cost of Lump-Sum Items = 5,240

Total Cost New = 5,240

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 5,240
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 71 /100/100/100/71.0
 Total Depreciated Cost = 3,720

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 2 = 196,384
 Replacement Cost/Floor Area= 89.73 Est. TCV/Floor Area= 67.53

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 2005
 Description of Occupancy: CARPORT

Costs are taken from the Sheds - Equipment 3 Wall Shed cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average
 Stories: 1 Story Height: 8 Perimeter: 140

Base Rate for Upper Floors = 28.38

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
 Adjusted Square Foot Cost for Upper Floors = 28.38

Total Floor Area: 1,000 Base Cost New of Upper Floors = 28,380

Reproduction/Replacement Cost = 28,380
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0
 Total Depreciated Cost = 19,298

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 3 = 20,456
 Replacement Cost/Floor Area= 28.38 Est. TCV/Floor Area= 20.46

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 2003
 Description of Occupancy: CARPORT

Costs are taken from the Sheds - Equipment 3 Wall Shed cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average
 Stories: 1 Story Height: 8 Perimeter: 160

Parcel Number: 009-033-006-60

Page: 3

Base Rate for Upper Floors = 27.89

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
 Adjusted Square Foot Cost for Upper Floors = 27.89

Total Floor Area: 1,200 Base Cost New of Upper Floors = 33,468

Reproduction/Replacement Cost = 33,468
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0
 Total Depreciated Cost = 22,758

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 4 = 24,124
 Replacement Cost/Floor Area= 27.89 Est. TCV/Floor Area= 20.10

Total Estimated True Cash Value of Commercial/Industrial Buildings = 669,469

2026 Est. T.C.V. 009-033-006-60 = 780,079

Est. TCV/Total Floor Area = 67.49, Most recent sale 09/03/2021 for 840,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
328,100	328,100	328,100	270,301	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	61,900	0	0	7,298	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
390,000	390,000	390,000	277,599	277,599	0	

009-033-006-70	2026 Est. T.C.V.	FIELD OF DREAMZ LLC
Property Class: 201		9419 W WATERGATE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 33 T22N R8W E 300 FT OF W 690 FT OF SW/4 OF NE/4 LYING S'LY OF HWY M-55.
 EXC BEG AT NE COR THEREOF, TH W'LY ALG M-55 ROW 185 FT, S 141 FT, E AND PARALLEL
 WITH E-W /4 LINE TO A POINT LYING S OF THE POB, N TO POB 2.19AC. M/L
 SPLIT 0.65 AC. & 1HS/B ON 06/30/2008 INTO 009-033-006-80;

SPLIT ON 10/16/2010 INTO 009-033-006-79;

Split/Comb. on 10/16/2010 completed 12/16/2010 Tim TAXPAYER REQUEST;
 Parent Parcel(s): 009-033-006-70;
 Child Parcel(s): 009-033-006-79;

PARCEL # 2: 57-009-033-006-79

RANCH HOUSE ON CRAWL SPACE.

THE EAST 300 FT. OF THE WEST 690 FT. EXCEPT THE EAST 170 FT. THEREOF, OF THE SW
 X OF THE NE X LYING SOUTH OF HWY. M-55 AND EXCEPT THE SOUTH 250 FT. THEREOF. SEC
 33 T22N R8W, .67 ACRES + OR -.

PARCEL # 3: 57-009-033-006-70

BACK PARCEL WITH 2 DUPLEXES.

THE SOUTH 250 FT. OF THE EAST 300 FT. OF THE WEST 690 FT. OF THE SW X OF THE NE
 X LYING SOUTH OF HWY M-55 SEC 33 T22N R8W. 1.72 ACRES +OR-.

PARCELS #1 AND #2 ARE OWNED BY JIM AND PAT SPRAGG.

PARCEL # 3 IS OWNED BY THE HICKS.

FOR 2011: SPLIT RANCH HOUSE ON CRAWL SPACE FROM DUPLEXES. RANCH HOUSE TO BE -79
 DUPLEXES TO REMAIN -70 (MISSAUKEE NOT USING RETIRING PARCELS)-TIM

00 SPLIT FROM 006-00 FOR 01

02 SPLIT 2.75 AC TO 006-90 FOR 03

04 SPLIT 1.27 AC TO 006-85 FOR 05 1 REMAINING DIV GIVEN TO 006-70 PER JIM
 SPRAGUE

SPLIT/COMB. ON 06/30/2008 COMPLETED 06/30/2008 RAY ;

PARENT PARCEL(S): 009-033-006-70;

CHILD PARCEL(S): 009-033-006-80;

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	250.00	300.04	1.0000	0.0000	0	100*		0
COMMERCIAL 2-4A	9000		1.72 Acres		9000	100		15,498
* denotes lines that do not contribute to the total acreage calculation.								
250 Actual Front Feet, 1.72 Total Acres Total Est. Land Value =								15,498

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	6400	100	18,496
Total Estimated Land Improvements True Cash Value =				18,496

Cost Est. for Res. Bldg: 1 Duplex 1S Cls CD Blt 2005
 Exterior Units: 2 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 780 SF Floor Area = 780 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	780		
Total:				170,276	72,367

Other Additions/Adjustments

Plumbing

Average Fixture(s)	2	2,371	2,015
3 Fixture Bath	1	3,721	3,163

Water/Sewer

2000 Gal Septic	1	8,792	7,473
Water Well, 100 Feet	1	5,415	4,603

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	408	20,327	17,278
Common Wall: 1 Wall	1	-2,421	-2,058
Door Opener	1	468	398

Class: CD Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	408	20,327	17,278
Common Wall: 1 Wall	1	-2,421	-2,058
Door Opener	1	468	398

Built-Ins

Appliance Allow.	1	1,897	1,612

Porches

CCP (1 Story)	16	740	629
CCP (1 Story)	16	740	629

Totals: 291,124 247,454

Notes:

ECF (201B COMMERCIAL GROUP B) 0.990 => TCV: 244,979

Cost Est. for Res. Bldg: 2 Duplex 1S Cls CD Blt 2005
 Exterior Units: 2 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = 780 SF Floor Area = 780 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	780		
Total:				170,276	72,367

Other Additions/Adjustments

Plumbing

Average Fixture(s)	2	2,371	2,015
3 Fixture Bath	1	3,721	3,163

Water/Sewer

2000 Gal Septic	1	8,792	7,473
Water Well, 100 Feet	1	5,415	4,603

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	408	20,327	17,278
Common Wall: 1 Wall	1	-2,421	-2,058
Door Opener	1	468	398

Class: CD Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	408	20,327	17,278
Common Wall: 1 Wall	1	-2,421	-2,058
Door Opener	1	468	398

Built-Ins

Appliance Allow.	2	3,794	3,225

Porches

CCP (1 Story)	16	740	629
CCP (1 Story)	16	740	629

Totals: 294,918 250,680

Parcel Number: 009-033-006-70

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Notes:

 ECF (201B COMMERCIAL GROUP B) 0.990 => TCV: 248,173

2026 Est. T.C.V. 009-033-006-70 = 527,146

Est. TCV/Total Floor Area = 168.96, Most recent sale 09/03/2021 for 840,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
233,300	233,300	233,300	169,592	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	30,300	0	0	4,578	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
263,600	263,600	263,600	174,170	174,170	0	

Cost Est. for Res. Bldg: 1	Single Family	BOCA/STATE	Cls CD	Blt 2003

Parcel Number: 009-033-006-79

Page: 2

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1456 SF Floor Area = 1456 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,456		
Total:				169,877	144,395

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	1,007
3 Fixture Bath	1	3,721	3,163

Water/Sewer

1000 Gal Septic	1	4,386	3,728
Water Well, 100 Feet	1	5,415	4,603

Deck

Treated Wood	129	2,927	2,488
Treated Wood	80	2,133	1,813
Treated Wood	16	702	597

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	768	17,610	14,968
Door Opener	2	935	795

Built-Ins

Appliance Allow.	1	1,897	1,612

Fireplaces

Prefab 1 Story	1	2,147	1,825

Totals:	212,935	180,994

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 222,623

2026 Est. T.C.V. 009-033-006-79 = 237,358

Est. TCV/Total Floor Area = 163.02, Most recent sale 09/16/2020 for 130,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
101,800	101,800	101,800	73,972	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,900	0	0	1,997	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
118,700	118,700	118,700	75,969	75,969	75,969	

009-033-006-80	2026 Est. T.C.V.	ALBERTS AMANDA M
Property Class: 401		9393 W WATERGATE RD
Map #:	LAKE TOWNSHIP	MC BAIN, MI 49657

SEC 33 T22N R8W E 170FT OF W 690FT OF SW 1/4 OF NE 1/4 LYING SOUTH OF HWY M55
EXC S 250FT THEREOF .933 ACRES MOL

FORMER DESCRIPTION

BEG AT NE COR OF W 690 FT OF SW/4 LYING S OF M-55 ROW, TH W'LY ALG M-55 ROW 185 FT, S 141 FT, E AND PARALLEL WITH E-W /4 LINE TO A POINT LYING S OF THE POB, N TO POB .65 AC. M/L
SPLIT ON 06/30/2008 FROM 009-033-006-70;

Split/Comb. on 06/30/2008 completed 06/30/2008 RAY ;
Parent Parcel(s): 009-033-006-70;
Child Parcel(s): 009-033-006-80;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	170.00	153.74	1.0415	0.7874	110	100		15,334
170 Actual Front Feet,	0.60	Total Acres			Total Est. Land Value =			15,334

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	2000	0	0
D/W/P: 4in Ren. Conc.	8.17	144	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C 5 Blt 2001

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1456 SF Floor Area = 2184 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,456		
			Total:	292,034	248,181

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

WCP (1 Story)	144	6,723	5,715

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	624	25,272	21,481
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	2	1,054	896

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals:	341,530	290,253

Notes:

Parcel Number: 009-033-006-80

Page: 2

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 357,011

2026 Est. T.C.V. 009-033-006-80	=	373,315
Est. TCV/Total Floor Area = 170.93, Most recent sale 02/12/2012 for 124,000		
2025 Assessed	MBOR	S.E.V.
157,800	157,800	157,800
		73,075
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	28,900	0
		1,973
2026 Assessed	MBOR	S.E.V.
186,700	186,700	186,700
		75,048
		75,048
		75,048

009-033-006-85	2026 Est. T.C.V.	KLUNDER TRUST
Property Class: 402		W WATEGATE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 33 T22N R8W (0*2004)
 E 120 FT OF W 390 FT OF SW/4 OF NE/4 LYING S'LY OF HWY M55.
 1.09 A M/L

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	120.00	390.00	1.1362	0.9937	250	100		33,872
120 Actual Front Feet, 1.07 Total Acres							Total Est. Land Value =	33,872

2026 Est. T.C.V. 009-033-006-85 = 33,872

Est. TCV/Total Floor Area = 15.51, Most recent sale 08/28/2023 for 20,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
13,500	13,500	13,500	9,279	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,400	0	250	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,900	16,900	16,900	9,529	9,529	0	

009-033-006-90	2026 Est. T.C.V.	MISSAUKEE ENTERPRISES LLC
Property Class: 201		9475 W WATERGATE RD
Map #:	LAKE TOWNSHIP	Mc Bain, MI 49657

SEC 33 T22N R8W (0*2002) W 270 FT OF S 1/2 OF NE 1/4 LYING S'LY OF HWY M-55 R/W.
2.75A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	270.00	444.00	1.0000	0.0000	0	100*		0
COMMERCIAL 2-4A	9000		2.75 Acres		9000	100		24,768
* denotes lines that do not contribute to the total acreage calculation.								
270 Actual Front Feet, 2.75 Total Acres Total Est. Land Value =								24,768

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.07	7500	100	23,025
Total Estimated Land Improvements True Cash Value =				23,025

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2002
Description of Occupancy: CAL 140

Costs are taken from the Office Buildings cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
Stories: 1 Story Height: 10 Perimeter: 260
Overall Building Height: 10

Base Rate for Upper Floors = 129.17

Storage Basement Basement, Base Rate for Basement = 46.93

(Basement Fireproofing Rate = 0.00)

(10) Heating system: Package Heating & Cooling Cost/SqFt: 26.37 100%

Bsmnt Heating system: No Heating or Cooling Cost/SqFt: 0.00

Adjusted Square Foot Cost for Upper Floors = 155.54

Adjusted Square Foot Cost for Basement = 46.93

Total Floor Area: 4,000	Base Cost New of Upper Floors =	622,160
Basement Area: 4,000	Base Cost New of Basement =	187,720

Reproduction/Replacement Cost = 809,880

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0

Total Depreciated Cost = 510,224

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals

Item Description	Cost	# or	Height	Storys	Cost
	Col.	Rate	SqFt	Adj.	Adj.

(39) Miscellaneous
Canopies & Marquees:

Wood Frame	2 Up	45.75	192	1.000	1.000	8,784

Total Cost of Lump-Sum Items = 8,784

Total Cost New = 8,784

Architectural Multiplier: 0.95

Reproduction/Replacement Cost = 8,345

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0

Total Depreciated Cost = 5,257

ECF (201B COMMERCIAL GROUP B)	1.060 => TCV of Bldg: 1 =	546,411
Replacement Cost/Floor Area= 204.56	Est. TCV/Floor Area= 136.60	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 546,411

2026 Est. T.C.V. 009-033-006-90 = 594,204

Est. TCV/Total Floor Area = 148.55, Most recent sale 04/27/2023 for 450,000

Parcel Number: 009-033-006-90

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	248,300	248,300	248,300	231,562	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	48,800	0	0	6,252	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	297,100	297,100	297,100	237,814	237,814	0

009-033-007-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

CONWAY WILLIAM & NICOLE
5045 S LACHANCE RD
LAKE CITY, MI 49651

SPLIT ON 08/09/2016 TO 009-033-007-10. (NEW PARCEL) A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 33, T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE S89°05'22"E ALONG THE NORTH SECTION LINE, 416.02 FEET; THENCE S00°19'57"W PARALLEL WITH THE WEST SECTION LINE, 314.64 FEET; THENCE N89°40'03"W, 416.00 FEET TO SAID WEST SECTION LINE; THENCE N00°19'57"E ALONG SAID LINE, 318.84 FEET TO THE POINT OF BEGINNING. CONTAINING 3.02 ACRES MORE OR LESS.

SUBJECT TO THE RIGHT-OF-WAY FOR LACHANCE ROAD ACROSS THE WESTERLY 33' THEREOF, AS DEPICTED ON THE CERTIFICATE OF SURVEY.
SUBJECT TO AND TOGETHER WITH A 33' WIDE EASEMENT ACROSS THE SOUTHERLY 33' THEREOF, AS DEPICTED ON THE CERTIFICATE OF SURVEY.
SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY.

FORMERLY PART OF 009-033-007-00 2012-0375 WD & 2012-03704 WD THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 33, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN. DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 33; THENCE SOUTH 00°19'59" WEST, ALONG THE WEST SECTION LINE 318.84 FEET; THENCE SOUTH 89°40'01" EAST, 1456.00 FEET; THENCE SOUTH 00°19'59" WEST, 208.00 FEET; THENCE NORTH 89°40'01" WEST, 1040.00 FEET; THENCE SOUTH 00°19'59" WEST, 208.00 FEET; THENCE NORTH 89°40'01" WEST, 416.00 FEET TO THE WEST SECTION LINE (SAID POINT BEING 580.00 FEET NORTH THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION); THENCE NORTH 00°19'59" EAST 416.00 FEET TO THE POINT OF BEGINNING, CONTAINING 70.6 ACRES MORE OR LESS AND SUBJECT TO A COUNTY ROAD RIGHT-OF-WAY OVER THE WEST 33 FEET THERE-OF AND ANY EASEMENTS AND RESTRICTIONS OF RECORD.

SPLIT ON 11/27/2012 INTO 009-033-007-75;
SEC 33 T22N R8W (5*2002) N 1/2 OF N 1/2 OF NW 1/4 EXC BEG 580 FT N OF SW COR, TH E 416 FT, N 208 FT, E 1984 FT, N 160 FT, W 2400 FT, S 368 FT TO POB. 69.1982 AC.

Split/Comb. on 08/09/2016 completed 08/09/2016 TIM ;
Parent Parcel(s): 009-033-007-00;
Child Parcel(s): 009-033-007-10;

SPLIT/COMB. ON 11/27/2012 COMPLETED 11/27/2012 TIM EXEMPT TRANSFER;
PARENT PARCEL(S): 009-033-007-00;
CHILD PARCEL(S): 009-033-007-75;
SPLIT FOR PART OF SEWER FIELD OF ADJ PIN ON THIS PART OF LAND

02 SPLIT 39+AC & BLDGS TO 007-40 FOR 03 EXEMPT 1983 DEED
009-033-007-40 COMBINED WITH THIS PCL ON 10-12-09

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	318.84	416.00	0.8899	1.0099	110	100		31,520
319 Actual Front Feet, 3.04 Total Acres					Total Est.		Land Value =	31,520

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	580	0	0
Wood Frame	20.80	320	50	3,328
Wood Frame	20.05	400	50	4,010

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	100	2,000
OUTDOOR FURNACE	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				11,838

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 2009

(11) Heating System: Forced Heat & Cool
 Ground Area = 1624 SF Floor Area = 1624 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,624		
			Total:	218,943	197,047

Other Additions/Adjustments

Recreation Room	812	14,762	13,286
Basement, Outside Entrance, Above Grade	2	3,495	3,145

Plumbing

Average Fixture(s)	1	1,185	1,066
3 Fixture Bath	1	3,721	3,349
Separate Shower	1	1,146	1,031

Water/Sewer

1000 Gal Septic	1	4,386	3,947
Water Well, 100 Feet	1	5,415	4,873

Porches

WPP	89	2,642	2,378
WPP	64	2,280	2,052
WPP	16	784	706

Deck

Treated Wood	64	1,908	1,832	*96% Good
Treated Wood	48	1,628	1,563	*96% Good
Treated Wood	16	702	674	*96% Good

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	672	23,910	21,519	
Door Opener	2	935	841	
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	320	14,624	13,162	

Built-Ins

Appliance Allow.	1	1,897	1,707

Local Cost Items

GENERATOR	1	1	1	*95% Good

Totals:	304,364	274,179

Notes: REDMAN MODEL NEW MOON. MC233 BOCA

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 337,240

2026 Est. T.C.V. 009-033-007-00 = 380,598

Est. TCV/Total Floor Area = 234.36, Most recent sale 07/02/2019 for 188,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
163,100	163,100	163,100	105,843	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	27,200	0	2,857	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
190,300	190,300	190,300	108,700	108,700	108,700

009-033-007-10
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

PARKER AMBER N
5221 S LACHANCE RD
LAKE CITY, MI 49651

SEC33 T22N R82 S 237 FT OF W 416 FT OF N1/2 OF NW 1/4 FOR FULLY DESCRIBED AS
LEGAL DESCRIPTION: PARCEL 'B' (NEW PARCEL)
A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 33, T22N-R08W, LAKE
TOWNSHIP, MISSAUI\EE COUNTY, MICHIGAN,
BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID
SECTION; THENCE S00° 19'57"W ALONG THE WEST SECTION LINE, 1077.89 FEET TO THE
POINT OF BEGINNING; THENCE S89°05'58"E, 416.00 FEET; THENCE S00°19'57"W
PARALLEL WITH SAID WEST SECTION LINE, 237.00 FEET TO THE NORTH 1/26TH LINE;
THENCE N89°05'58"W ALONG SAID LINE, 416.00 FEET TO SAID WEST SECTION LINE;
THENCE N00°L 9'57"E ALONG SAID LINE, 237.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 2.26 ACRES MORE OR LESS. SUBJECT TO THE RIGHT-OF-WAY FOR LACHANCE
ROAD ACROSS THE WESTERLY 33' THEREOF, AS DEPICTED ON THE CERTIFICATE OF SURVEY.
SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF
ANY. 2.26A
SPLIT ON 08/09/2016 FROM 009-033-007-00;
FORMERLY SEC 33 T22N R8W N 1/2 OF NW 1/4 EXC BEG 318.84 FT S OF NW COR, TH E
1456 FT, S 208 FT, W 1040 FT, S 208 FT, W 416 FT, N 368 FT TO POB. AND EXCEPT
A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 33, T22N-R08W, LAKE
TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:
BEGINNNING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE S89°05'22"E ALONG THE
NORTH SECTION LINE, 416.02 FEET; THENCE S00°19'57"W PARALLEL WITH THE WEST
SECTION LINE, 314.64 FEET; THENCE N89°40'03"W, 416.00 FEET TO SAID WEST SECTION
LINE; THENCE N00°19'57"E ALONG SAID LINE, 318.84 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH A 33' WIDE EASEMENT ACROSS THE SOUTHERLY 33' OF PARCEL "A", AS
DEPICTED ON THE CERTIFICATE OF SURVEY. SUBJECT TO ALL AGREEMENTS, COVENANTS,
EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY.

FORMERLY 2012-0375 WD & 2012-03704 WD THE NORTH 1/2 OF THE NORTHWEST 1/4 OF
SECTION 33, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE
COUNTY, MICHIGAN. DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID
SECTION 33; THENCE SOUTH 00°19'59" WEST, ALONG THE WEST SECTION LINE 318.84
FEET; THENCE SOUTH 89°40'01" EAST, 1456.00 FEET; THENCE SOUTH 00°19'59" WEST,
208.00 FEET; THENCE NORTH 89°40'01" WEST, 1040.00 FEET; THENCE SOUTH 00°19'59"
WEST, 208.00 FEET; THENCE NORTH 89°40'01" WEST, 416.00 FEET TO THE WEST SECTION
LINE (SAID POINT BEING 580.00 FEET NORTH THE SOUTHWEST CORNER OF THE NORTH 1/2
OF THE NORTHWEST 1/4 OF SAID SECTION): THENCE NORTH 00°19'59" EAST, 416.00 FEET
TO THE POINT OF BEGINNING, CONTAINING 70.6 ACRES MORE OR LESS AND SUBJECT TO A
COUNTY ROAD RIGHT-OF-WAY OVER THE WEST 33 FEET THERE-OF AND ANY EASEMENTS AND
RESTRICTIONS OF RECORD.

SPLIT ON 11/27/2012 INTO 009-033-007-75;
SEC 33 T22N R8W (5*2002) N 1/2 OF N 1/2 OF NW 1/4 EXC BEG 580 FT N OF SW COR, TH
E 416 FT, N 208 FT, E 1984 FT, N 160 FT, W 2400 FT, S 368 FT TO POB. 69.1982 AC.

Split/Comb. on 12/18/2017 completed 12/18/2017 TIM ;
Parent Parcel(s): 009-033-007-10;
Child Parcel(s): 009-033-007-20;

Split/Comb. on 08/09/2016 completed 08/09/2016 TIM ;
Parent Parcel(s): 009-033-007-00;
Child Parcel(s): 009-033-007-10;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$9000		2.26 Acres			9000	100		20,367
		2.26 Total Acres			Total Est.		Land Value =	20,367

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value

Parcel Number: 009-033-007-10

Page: 2

Wood Frame	20.84	160	25	833
Total Estimated Land Improvements True Cash Value =				833

Cost Est. for Res. Bldg: 1	Single Family	HUD	Cls	D-10	Blt	1940

(11) Heating System: Wall/Floor Furnace
 Ground Area = 736 SF Floor Area = 736 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	736		
Total:				77,739	42,763

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Water/Sewer

1000 Gal Septic	1	4,109	2,260
Water Well, 100 Feet	1	5,150	2,832

Garages

Class: D Exterior: Pole (Unfinished)			
Base Cost	384	9,300	5,115

Built-Ins

Appliance Allow.	1	1,607	884

Totals:	98,893	54,397

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV:	53,853

2026 Est. T.C.V. 009-033-007-10	=	75,053

Est. TCV/Total Floor Area = 101.97, Most recent sale 07/10/2023 for 45,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
28,200	28,200	28,200	24,537	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	9,300	0	0	662	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
37,500	37,500	37,500	25,199	25,199	0

009-033-007-20
Property Class: 102
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

EISENGA BRYAN R & DIANE K TRUST
5221 S LACHANCE RD
LAKE CITY, MI 49651

LEGAL DESCRIPTION: REMAINDER PARCEL SEC 33 T22N R.8W N 1/2 OF NW 1/4 EXC BEG
318.84 FT S OF NW COR., THE E 1456 FT, S 208FT, W 1040 FT. S 208FT. W 416 FT. N
368 FT TO POB.

AND EXCEPT

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 33, T22N R08W, LAKE
TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN,
BEING MORE PARTICULARLY DESCRIBED AS: BEGINNNING AT THE NORTHWEST CORNER. OF
SAID SECTION; THENCE S89DEG 05'22"E
ALONG THE NORTH SECTION LINE, 416.02 FEET: THENCE S 0DEG 19'57"W PARALLEL WITH
THE WEST SECTION LINE, 314.64 FEET;
THENCE N89°40'03"W, 416.00 FEET TO SAID WEST SECTION LINE; THENCE N00DEG 19'57'E
ALONG SAID LINE, 318.84 FEET TO THE
POINT OF BEGINNING.

AND EXCEPT

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 33, T22N R08W, LAKE
TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN,
BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER. OF
SAID SECTION; THENCE S89DEG 19'57"'W
ALONG THE WEST SECTION LINE, 1077.89 FEET TO THE POINT OF BEGINNING; THENCE
S89°05'58'E, 416.00 FEET; THENCE
S00°19'57'W PARALLEL WITH SAID WEST SECTION LINE, 237.00 FEET TO THE NORTH
1/16TH LINE; THENCE N89°05'58"W ALONG SAID
LINE, 416.00 FEET TO SAID WEST SECTION LINE; THENCE N00°19'57'E ALONG SAID LINE,
237.00 FEET TO THE POINT OF BEGINNING
SPLIT ON 12/18/2017 FROM 009-033-007-10;

Split/Comb. on 12/18/2017 completed 12/18/2017 TIM ;
Parent Parcel(s): 009-033-007-10;
Child Parcel(s): 009-033-007-20;

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 18 - 29 Acres		21.66 Acres			3800	100		82,327
AGRICULTRU SURPLUS 2600/		44.00 Acres			2600	100		114,400
AGRICULTRU ROW		0.12 Acres			0	100		0
		65.78 Total Acres			Total Est.		Land Value =	196,727

2026 Est. T.C.V. 009-033-007-20 = 196,727

Est. TCV/Total Floor Area = 267.29, Most recent sale 01/25/2018 for 138,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
85,300	85,300	85,300	85,300	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,100	0	2,303	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-
98,400	98,400	98,400	87,603	87,603
				PRE/MBT
				87,603

009-033-007-81 2026 Est. T.C.V. WONSEY RONALD D
 Property Class: 401 5079 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 33 T22N R8W BEG S 00 DEG 19'57"E 318.84 FT FROM NW COR OF NW 1/4, TH S 89
 DEG 40'03"E 416 FT, S 00 DEG 19'57"W 208 FT, N 89 DEG 40'03"W 416 FT, N 00 DEG
 19'57"E 208 FT TO POB. 1.99A.
 SPLIT ON 05/16/2024 FROM 009-033-007-80;

Split/Comb. on 05/16/2024 completed 05/16/2024 TIM ;
 Parent Parcel(s): 009-033-007-80;
 Child Parcel(s): 009-033-007-81, 009-033-007-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	208.00	383.00	0.9902	0.9892	110	100		22,412
208 Actual Front Feet, 1.83 Total Acres Total Est. Land Value =								22,412

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	18.53	320	50	2,965
Wood Frame	19.19	240	50	2,303
Total Estimated Land Improvements True Cash Value =				5,268

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1995

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1344 SF Floor Area = 1344 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,344		
Total:				133,128	99,846

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	889
3 Fixture Bath	1	3,721	2,791

Water/Sewer

1000 Gal Septic	1	4,386	3,289
Water Well, 100 Feet	1	5,415	4,061

Built-Ins

Appliance Allow.	1	1,897	1,423

Garages

Class: CD Exterior: Pole (Unfinished)			
Base Cost	1200	25,428	19,071

Carports

Aluminum	400	5,268	3,951

Totals: 180,428 135,321

Notes: 1995 SCHULTS

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 133,968

2026 Est. T.C.V. 009-033-007-81 = 161,648

Est. TCV/Total Floor Area = 120.27

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
67,800	67,800	67,800	37,445	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,000	0	0	1,011	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

80,800

80,800

80,800

38,456

38,456

38,456

009-033-007-90	2026 Est. T.C.V.	EISENGA BRYAN R & DIANE K
Property Class: 102		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 33 T22N R8W BEG S 00 DEG 19'57"W 318.84 FT & S 89 DEG 40'03"E 416 FT FROM NW
COR OF NW 1/4, TH S 89 DEG 40'03"E 1040 FT, S 00 DEG 19'57"W 208 FT, N 89 DEG
40'03"W 1040 FT, N 00 DEG 19'57"E 208 FT TO POB. 4.97A.
SPLIT ON 05/14/2024 FROM 009-033-007-80;

Split/Comb. on 05/16/2024 completed 05/16/2024 TIM ;
Parent Parcel(s): 009-033-007-80;
Child Parcel(s): 009-033-007-81, 009-033-007-90;

Land Value Estimates for Land Table Ag 1 .A - Agriculture
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 3 -7 Acres		2.48 Acres	3800	100				9,435
AGRICULTRU INFERIOR		2.48 Acres	1400	100				3,476
		4.97 Total Acres					Total Est. Land Value =	12,912

2026 Est. T.C.V.	009-033-007-90	=	12,912
Est. TCV/Total Floor Area =	9.61,	Most recent sale 09/06/2024 for	32,305
2025 Assessed	MBOR	S.E.V.	Base for Cap
5,700	5,700	5,700	5,700
			2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	800	0	153
			0
2026 Assessed	MBOR	S.E.V.	Capped
6,500	6,500	6,500	5,853
			5,853
			5,853

->Taxable<-
PRE/MBT

009-033-008-00	2026 Est. T.C.V.	HOLTON LAWRENCE & SARAH
Property Class: 401		5111 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 33 T22N R8W BEG 580 FT N OF SW COR OF N 1/2 OF NW 1/4 TH E 416 FT N 208 FT W
416 FT S 208 FT TO POB. 1.9864 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	208.00	416.00	0.9902	1.0099	110	100		22,880
208 Actual Front Feet, 1.99 Total Acres								22,880
Total Est. Land Value =								22,880

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1974

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1300 SF Floor Area = 1300 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,300		
			Total:	159,863	95,918

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Water/Sewer

1000 Gal Septic	1	4,109	2,465
Water Well, 50 Feet	1	3,344	2,006

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 768 23,224 13,934

Built-Ins

Appliance Allow.	1	1,607	964

Totals: 193,135 115,880

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 142,532

2026 Est. T.C.V. 009-033-008-00 = 165,412

Est. TCV/Total Floor Area = 127.24, Most recent sale 06/09/2014 for 57,128

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
69,600	69,600	69,600	38,123	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	13,100	0	0	1,029	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
82,700	82,700	82,700	39,152	39,152	39,152	

009-033-009-00	2026 Est. T.C.V.	MERRITT JAMES M TRUST
Property Class: 101		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 33 T22N R8W THAT PART OF S 1/2 OF NW 1/4 LYING S'LY OF HWY M-55 EXC E 840 FT THOF, ALSO N 1/2 OF NW 1/4 OF SW 1/4. 28.809A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU IRRIGATED	4000/	28.81	Acres		4000	100		115,240
	28.81	Total Acres					Total Est. Land Value =	115,240

Ag. Bld 1 1995, 4 Wall Equipment Shed Class:D,Pole Quality:Average
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	10.30	4800	49,440
Space Heater	3.33	4800	15,984

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/75/100/45 Depr. Cost = 29,441
ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 1 = 22,081

Total Estimated True Cash Value of Agricultural Buildings = 22,081

2026 Est. T.C.V. 009-033-009-00 = 137,321

Est. TCV/Total Floor Area = 105.63, Most recent sale 06/01/2021 for 215,001

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
67,300	67,300	67,300	39,563	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,400	0	0	1,068	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
68,700	68,700	68,700	40,631	40,631	40,631	

009-033-009-20	2026 Est. T.C.V.	LEROY PAUL & GRACE
Property Class: 401		9525 W WATERGATE RD
Map #:	LAKE TOWNSHIP	MC BAIN, MI 49657

. SEC 33 T22N R8W E 410 FT OF S 1/2 OF NW 1/4 LYING S'LY OF RELOCATED HWY M55
R/W. 4.5340A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	410.00	481.71	0.8357	1.0476	110	100		39,484
410 Actual Front Feet, 4.53 Total Acres							Total Est. Land Value =	39,484

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	576	50	1,895
Total Estimated Land Improvements				1,895

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1989

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1682 SF Floor Area = 1682 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,682		
			Total:	250,168	175,116

Other Additions/Adjustments

Basement Living Area	700	24,619	17,233

Exterior

Brick Veneer	104	1,722	1,205

Basement, Outside Entrance, Below Grade	1	2,727	1,909

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 100 Feet	1	5,734	4,014

Deck

Treated Wood	636	8,516	5,961
Treated Wood	160	3,446	2,412

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	504	21,864	15,305
Common Wall: 1 Wall	1	-2,589	-1,812

Built-Ins

Appliance Allow.	1	2,713	1,899

Porches

CCP (1 Story)	20	988	692

Totals:	330,497	231,346

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 284,556

2026 Est. T.C.V. 009-033-009-20 = 325,935

Est. TCV/Total Floor Area = 193.78, Most recent sale 09/19/2008 for 129,500

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-033-009-20

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	138,600	138,600	138,600	85,729	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	24,400	0	0	2,314	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	163,000	163,000	163,000	88,043	88,043	88,043

009-033-009-25	2026 Est. T.C.V.	STRZYNSKI STANLEY JR
Property Class: 401		9629 W WATERGATE RD
Map #:	LAKE TOWNSHIP	MC BAIN, MI 49657

. SEC 33 T22N R8W W 430 FT OF E 840 FT OF S 1/2 OF NW 1/4 LYING S'LY OF THE
RELOCATED HWY M55 R/W. 3.4205A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	430.00	346.45	0.8258	0.9647	110	100		37,683
430 Actual Front Feet,	3.42	Total Acres			Total Est. Land Value =			37,683

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	200	0	0
Wood Frame	21.76	216	50	2,350
Total Estimated Land Improvements				True Cash Value = 2,350

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1992

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1600 SF Floor Area = 1600 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,300		
1 Story	Siding	Crawl Space	300		
		Total:		207,674	145,371

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	829
3 Fixture Bath	1	3,721	2,605

Water/Sewer

1000 Gal Septic	1	4,386	3,070
Water Well, 50 Feet	1	3,344	2,341

Deck

Treated Wood	80	2,133	1,493
Treated Wood w/Roof (Deck Portion)	160	3,371	2,360
Treated Wood w/Roof (Roof portion)	160	2,486	1,740
Treated Wood	188	3,741	2,619
Treated Wood	43	1,559	1,091

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	720	22,428	15,700

Built-Ins

Appliance Allow.	1	1,897	1,328

Totals: 257,925 180,547

Notes: MODULAR

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 222,073

2026 Est. T.C.V. 009-033-009-25 = 262,106

Est. TCV/Total Floor Area = 163.82

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
117,500	117,500	117,500	63,069	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	13,600	0	0	1,702	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
131,100	131,100	131,100	64,771	64,771	64,771	

009-033-009-30	2026 Est. T.C.V.	EISENGA BRYAN R & DIANE K TRUST
Property Class: 102		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 33 T22N R8W (2*2007) PCLS A, J & I OF SURVEY RECORDED IN BOOK OF SURVEYS
 S-5 P 68 DES AS: BEG N0°28'27"W 1642.80 FT FROM SW COR OF W/2 OF SW/4, TH
 N0°28'27"W 328.56 FT, S89°52'59"E 1317.90 FT, S0°27'33"E 655.90 FT, N89°56'10"W
 658.86 FT, N 0°28'00"W 328.25 FT, N89°54'35"W 658.90 FT TO POB. 14.89 AC. M/L

SPLIT ON 05/23/2007 INTO 009-033-009-55;
 SPLIT ON 07/01/2008 INTO 009-033-009-50;
 SPLIT ON 12/08/2008 INTO 009-033-009-41, 009-033-009-44, 009-033-009-47;

Split/Comb. on 12/08/2008 completed 12/08/2008 RAY ;
 Parent Parcel(s): 009-033-009-30;
 Child Parcel(s): 009-033-009-41, 009-033-009-44, 009-033-009-47;

 Split/Comb. on 07/01/2008 completed 07/01/2008 RAY ;
 Parent Parcel(s): 009-033-009-30;
 Child Parcel(s): 009-033-009-50;

 Split/Comb. on 05/23/2007 completed 05/23/2007 RAY ;
 Parent Parcel(s): 009-033-009-30;
 Child Parcel(s): 009-033-009-55;

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 8 - 17 Acres		14.89 Acres	3800	100				56,582
		14.89 Total Acres			Total Est.		Land Value =	56,582

2026 Est. T.C.V. 009-033-009-30 = 56,582

Est. TCV/Total Floor Area = 35.36, Most recent sale 08/18/2009 for 50,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
23,800	23,800	23,800	21,159	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,500	0	571	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,300	28,300	28,300	21,730	21,730	21,730	

009-033-009-41	2026 Est. T.C.V.	EISENGA BRYAN R & DIANE K TRUST
Property Class: 102		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PA 116 2014 SEC 33 T22N,R8W (0*2008) PCL D OF SURVEY RECORDED IN BOOK OF SURVEYS
 S-5 P 68 DESC AS: BEG N0°28'27"W 657.12 FT FROM SW COR OF SEC 33, TH N0°28'27"W
 328.56 FT, S89°57'46"E 658.81 FT, S0°28'00"E 328.26 FT, N89°59'22"W 658.77 FT TO
 POB 4.97 AC. M/L
 SPLIT ON 12/08/2008 FROM 009-033-009-30;

Split/Comb. on 12/08/2008 completed 12/08/2008 RAY ;
 Parent Parcel(s): 009-033-009-30;
 Child Parcel(s): 009-033-009-41, 009-033-009-44, 009-033-009-47;

Land Value Estimates for Land Table Ag 1 .A - Agriculture
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 3	-7 Acres		4.97 Acres		3800	100		18,886
			4.97 Total Acres				Total Est. Land Value =	18,886

2026 Est. T.C.V.	009-033-009-41	=	18,886
Est. TCV/Total Floor Area = 11.80, Most recent sale 11/26/2008 for 1			
2025 Assessed	MBOR	S.E.V.	Base for Cap
8,000	8,000	8,000	7,048
2026	New Eq. Adjustment	Loss	Additions
0	1,400	0	0
2026 Assessed	MBOR	S.E.V.	Capped
9,400	9,400	9,400	7,238
			7,238
			7,238
			7,238

009-033-009-44	2026 Est. T.C.V.	EISENGA BRYAN R & DIANE K TRUST
Property Class: 102		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PA 116 2014 SEC 33 T22N, R8W (0*2008) PCL G OF SURVEY RECORDED IN BOOK OF
 SURVEYS S-5 P68 DESC AS: BEG N0°28'27"W 657.12 FT & N89°59'22"E 658.77 FT FROM
 SW COR SEC 33 TH N0°28'00"W 328.26 FT, S89°57'46"E 658.81 FT, S0°27'33"E 327.95
 FT, N89°59'22"W 658.77 FT TO POB. 4.96 AC. M/L
 SPLIT ON 12/08/2008 FROM 009-033-009-30;

Split/Comb. on 12/08/2008 completed 12/08/2008 RAY ;
 Parent Parcel(s): 009-033-009-30;
 Child Parcel(s): 009-033-009-41, 009-033-009-44, 009-033-009-47;

Land Value Estimates for Land Table Ag 1 .A - Agriculture
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 3 -7 Acres			4.96 Acres		3800	100		18,848
			4.96 Total Acres				Total Est. Land Value =	18,848

2026 Est. T.C.V.	009-033-009-44	=	18,848
Est. TCV/Total Floor Area = 11.78, Most recent sale 11/26/2008 for 1			
2025 Assessed	MBOR	S.E.V.	Base for Cap
7,900	7,900	7,900	7,048
			2.70
2026 New	Eq. Adjustment	Loss	Additions
0	1,500	0	0
			190
2026 Assessed	MBOR	S.E.V.	Capped
9,400	9,400	9,400	7,238
			7,238
			->Taxable<-
			PRE/MBT
			7,238

009-033-009-47	2026 Est. T.C.V.	EISENGA BRYAN R & DIANE K TRUST
Property Class: 102		X S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 33 T22N R8W (0*2008) PCL H OF SURVEY RECORDED IN BOOK OF SURVEYS S-5 P68
 DESC AS: BEG N 0 DEG 28'27"W 985.68 FT & S 89 DEG 57'46"E 658.81FT FROM SW COR
 SEC 33, TH N 0 DEG 28'00"W 328.26 FT, S 89 DEG 56'10"E 658.86 FT, S 0 DEG
 27'33"E 327.95 FT, N 89 DEG 57'46"W 658.81 FT TO POB. 4.96A. 2007 PARCEL
 009-033-009-30 SPLIT ON 05/18/2007 2008 PARCEL 009-033-009-30 SPLIT ON
 04/23/2008 2008 SPLIT OF 009-033-009-30 ON 12/08/2008

Split/Comb. on 12/08/2008 completed 12/08/2008 RAY ;
 Parent Parcel(s): 009-033-009-30;
 Child Parcel(s): 009-033-009-41, 009-033-009-44, 009-033-009-47;

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU SURPLUS	2600/		4.96 Acres		2600	100		12,896
			4.96 Total Acres				Total Est. Land Value =	12,896

2026 Est. T.C.V.	009-033-009-47	=	12,896
Est. TCV/Total Floor Area =	8.06, Most recent sale 11/30/2015 for		17,000
2025 Assessed	MBOR	S.E.V.	Base for Cap
5,700	5,700	5,700	5,087
			2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	700	0	137
2026 Assessed	MBOR	S.E.V.	Capped
6,400	6,400	6,400	5,224
			5,224
			5,224

009-033-009-50	2026 Est. T.C.V.	THOM MICHAEL W & TAMI L
Property Class: 401		9820 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 33 T22N R8W; SE/4 OF SW/4 OF SW/4 10.00 Ac. M/L
Split on 07/01/2008 from 009-033-009-30;

Split/Comb. on 07/01/2008 completed 07/01/2008 RAY ;
Parent Parcel(s): 009-033-009-30;
Child Parcel(s): 009-033-009-50;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	658.77	656.50	0.7423	1.1319	110	100		60,883
659 Actual Front Feet,	9.93	Total Acres			Total Est.		Land Value =	60,883

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1500	0	0
D/W/P: 3.5 Concrete	6.58	140	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements				True Cash Value = 1,900

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2009

(11) Heating System: Forced Heat & Cool
Ground Area = 2280 SF Floor Area = 2280 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,280		
			Total:	350,896	315,792

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,280
3 Fixture Bath	1	4,478	4,030
2 Fixture Bath	1	2,996	2,696

Water/Sewer

1000 Gal Septic	1	4,689	4,220
Water Well, 100 Feet	1	5,734	5,161

Porches

CCP (1 Story)	84	2,536	2,282

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Common Wall: 1 Wall	1	-2,589	-2,330
Door Opener	3	1,581	1,423
Base Cost	1120	39,010	35,109

Built-Ins

Appliance Allow.	1	2,713	2,442

Fireplaces

Direct-Vented Gas	1	2,963	2,667

Deck

Composite w/Roof (Deck Portion)	140	3,307	2,976
Composite w/Roof (Roof portion)	140	2,430	2,187
Composite	100	2,555	2,299

Parcel Number: 009-033-009-50

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 Totals: 424,721 382,234

Notes:

 ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 470,148

2026 Est. T.C.V. 009-033-009-50 = 532,931

Est. TCV/Total Floor Area = 233.74, Most recent sale 02/27/2008 for 33,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
225,100	225,100	225,100	131,447	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	41,400	0	0	3,549	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
266,500	266,500	266,500	134,996	134,996	134,996	

009-033-009-55	2026 Est. T.C.V.	REPINE JUSTIN A & RACHEL M
Property Class: 401		5721 S LACHANCE RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 33 T22N R8W (0*2007) BEG N 0 DEG 28'27"W 985.69 FT FROM SW COR SEC 33, TH N 0 DEG 28'27"W 657.12 FT, S 89 DEG 54'35"E 658.9 FT, S 0 DEG 28'00"E 656.51 FT, N 89 DEG 57'46"W 658.81 FT TO POB. 9.93A. 2007 Split of 009-033-009-30 on 05/18/2007

. SEC 33 T22N R8W BEG N 0 DEG 28'27" W 985.69 FT FROM SW COR OF SEC 33 TH N 0 DEG 28'27" W 657.12 FT, TH S 89 DEG 54' 35" E 658.9 FT, TH S 0 DEG 28' 00" E 656.51 FT, TH N 89 DEG 57' 46" W 658.81 FT TO POB. 9.93 AC. M/L.
SPLIT ON 05/23/2007 FROM 009-033-009-30;

Split/Comb. on 05/23/2007 completed 05/23/2007 RAY ;
Parent Parcel(s): 009-033-009-30;
Child Parcel(s): 009-033-009-55;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		9.39 Acres			5600	100		52,601
		9.39 Total Acres					Total Est. Land Value =	52,601

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements			True Cash Value =	2,425

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2008

(11) Heating System: Forced Heat & Cool
Ground Area = 2102 SF Floor Area = 2102 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,102		
			Total:	288,836	245,502

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806
2 Fixture Bath	1	2,996	2,547

Water/Sewer

2000 Gal Septic	1	9,318	7,920
Water Well, 100 Feet	1	5,734	4,874

Porches

CCP (1 Story)	204	5,649	4,802
CCP (1 Story)	206	5,696	4,842

Garages

Class: C Exterior: Block Foundation: 42 Inch (Finished)

Base Cost	832	38,821	32,998
Door Opener	1	527	448

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals:	366,190	311,254

Notes:

Parcel Number: 009-033-009-55

Page: 2

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 382,842

2026 Est. T.C.V. 009-033-009-55 = 437,868

Est. TCV/Total Floor Area = 208.31, Most recent sale 03/28/2024 for 390,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
189,000	189,000	189,000	189,000	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	29,900	0	5,103	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
218,900	218,900	218,900	194,103	194,103	194,103	

009-033-009-60	2026 Est. T.C.V.	LACHONCE TODD ROBERT
Property Class: 401		9944 W CADILLAC RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

SEC 33 T22N R8W (4*1998) SW 1/4 OF SW 1/4 OF SW 1/4 EXC N 208.71 FT THOF & EXC W 208.71 FT THOF. 4.6754A

PART SPLIT TO 009-65 IN 93
SPLIT 2.16 AC TO 009-63 FOR 98

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	448.00	448.00	0.8174	1.0287	110	100		41,439
448 Actual Front Feet, 4.61 Total Acres							Total Est. Land Value =	41,439

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.21	240	50	2,905
Total Estimated Land Improvements			True Cash Value =	2,905

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1930

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1080 SF Floor Area = 1620 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,080		
			Total:	214,677	139,539

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174

Porches

CCP (1 Story)	210	5,790	3,763
WGEP (1 Story)	28	4,733	3,076
Foundation: Shallow	28	-449	-292

Deck

Treated Wood	388	6,161	4,005
Treated Wood	88	2,306	1,499

Built-Ins

Appliance Allow.	1	2,713	1,763

Totals:	248,113	161,272

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	198,365

2026 Est. T.C.V. 009-033-009-60	=	242,709

Est. TCV/Total Floor Area = 149.82

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
101,700	101,700	101,700	28,304	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	19,700	0	0	764	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
121,400	121,400	121,400	29,068	29,068	29,068	

009-033-009-63	2026 Est. T.C.V.	DYKHOUSE KEVIN & AMY
Property Class: 401		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 33 T22N R8W (2*1998) BEG N 0 DEG 28'27"W 208.71 FT FROM SW COR OF SW 1/4, TH
N 0 DEG 28'27"W 239.63FT, N 89 DEG 46'46"E 208.71 FT, S 0 DEG 28'27"E 240.29 FT,
S 89 DEG 57'42"W 208.71 FT TO POB. 1.15A.

97 SPLIT FROM 009-60 & 65 FOR 98
03 SPLIT 1 AC TO 009-64 FOR 04

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors * 240.29 X 208.71

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	240.29	208.71	0.9552	0.8499	110	100		21,457
240 Actual Front Feet, 1.15 Total Acres					Total Est.		Land Value =	21,457

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value

LAND IMPROVE 1000	1,000.00	1	94	940

Total Estimated Land Improvements True Cash Value = 940

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2003

(11) Heating System: Space Heater

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost

Other Additions/Adjustments

Water/Sewer

1000 Gal Septic	1	4,689	3,751

Water Well, 100 Feet	1	5,734	4,587

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Common Wall: 1 Wall	1	-2,589	-2,071

Door Opener	2	1,054	843

Base Cost	1472	51,270	41,016

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	576	28,771	23,017

Door Opener	1	527	422

Totals: 89,456 71,565

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 88,025

2026 Est. T.C.V. 009-033-009-63 = 110,422

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/01/2011 for 55,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM

49,000	49,000	49,000	30,736	2.70

2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses

0	6,200	0	0	829	0

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

55,200	55,200	55,200	31,565	31,565	31,565

009-033-009-64	2026 Est. T.C.V.	DYKHOUSE KEVIN & AMY
Property Class: 401		9970 W CADILLAC RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

SEC 33 T22N R8W (0*2003) BEG AT SW COR OF SW 1/4, TH N 0 DEG 28' 27"W 208.71 FT, N 89 DEG 57'42"E 208.71 FT, S 0 DEG 28'27"E 208.71 FT, S 89 DEG 57'42"W 208.71 FT TO POB. 1A.

03 SPLIT FROM 009-63 FOR 04

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	208.70	208.70	0.9894	0.8499	110	100		19,304
209 Actual Front Feet, 1.00 Total Acres							Total Est. Land Value =	19,304

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	2260	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2003

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1448 SF Floor Area = 1448 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,448		
			Total:	231,121	196,431

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

WCP (1 Story)	40	2,880	2,448
WCP (1 Story)	100	5,025	4,271

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	676	32,326	27,477
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	2	1,054	896

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals: 288,853 245,503

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 301,969

2026 Est. T.C.V. 009-033-009-64 = 323,623

Est. TCV/Total Floor Area = 223.50, Most recent sale 05/01/2003 for 10,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
137,500	137,500	137,500	79,897	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	24,300	0	2,157	0

Parcel Number: 009-033-009-64

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
161,800	161,800	161,800	82,054	82,054	82,054

009-033-009-65	2026 Est. T.C.V.	DEZEEUW BROOKE & TINA-MARIE J
Property Class: 401		5895 S LACHANCE RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

SEC 33 T22N R8W (4*1998) N 208.71 FT OF SW 1/4 OF SW 1/4 OF SW 1/4. 3.1623A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	208.70	658.70	0.9894	1.1328	110	100		25,731
209 Actual Front Feet, 3.16 Total Acres Total Est. Land Value =								25,731

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	2360	50	9,640
D/W/P: 3.5 Concrete	6.58	137	50	450
Wood Frame	25.46	180	50	2,291
Wood Frame	23.76	284	50	3,374
Total Estimated Land Improvements True Cash Value =				15,755

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1995

(11) Heating System: Forced Heat & Cool

Ground Area = 832 SF Floor Area = 1040 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	832		
Total:				158,281	126,624

Other Additions/Adjustments

Recreation Room	450	8,537	6,830

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 100 Feet	1	5,734	4,587

Porches

CCP (1 Story)	256	6,820	5,456
WCP (1 Story)	36	2,691	2,153
Foundation: Shallow	36	-525	-420

Deck

Treated Wood	148	3,272	2,618

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	19,128
Common Wall: 1 Wall	1	-2,589	-2,071
Door Opener	1	527	422

Built-Ins

Appliance Allow.	1	2,713	2,170

Local Cost Items

SOLAR POWER SYSTEM	1	1	1	*100% Good

Totals:	219,961	175,969

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 216,442

2026 Est. T.C.V. 009-033-009-65

= 257,928

Parcel Number: 009-033-009-65

Page: 2

 Est. TCV/Total Floor Area = 248.01, Most recent sale 12/04/2014 for 127,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
111,000	111,000	111,000	73,680	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	18,000	0	0	1,989	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
129,000	129,000	129,000	75,669	75,669	75,669	

009-033-009-70
Property Class: 101
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

CARLSON CARL A
9676 W WATERGATE M-55
LAKE CITY, MI 49651

PART OF THE NORTHWEST 1/4 OF SECTION 33, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION; THENCE NORTH 00°20'11" EAST ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 500.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°20'11" EAST ALONG SAID WEST LINE DISTANCE OF 180.50 FEET; THENCE SOUTH 89°39'49" EAST A DISTANCE OF 682.55 FEET; THENCE NORTH 00°20'11" EAST A DISTANCE OF 288.95 FEET; THENCE NORTH 89 DEG44'50" WEST A DISTANCE OF 682.56 FEET TO SAID WEST LINE; THENCE NORTH 00°20'11" EAST ALONG SAID WEST LINE A DISTANCE OF 385.55 FEET TO THE NORTH LINE OF THE SOUTH 112 OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE SOUTH 89°06'02" EAST ALONG SAID NORTH LINE A DISTANCE OF 2,636.85 FEET TO THE NORTH-SOUTH 1/4 LINE OF SAID SECTION; THENCE SOUTH 00°20'25" WEST ALONG SAID NORTH-SOUTH 1/4 LINE A DISTANCE OF 732.37 FEET TO THE NORTH RIGHT OF WAY OF M-55 (PUBLIC /VARIABLE WIDTH); THENCE SOUTH 85°33'24" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 181.47 FEET; THENCE NORTH 04DEG26'36" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 65.00 FEET; THENCE SOUTH 85°33'24" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 50.00 FEET; THENCE SOUTH 04°26'36" EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 65.00 FEET; THENCE SOUTH 65°33'24" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 2013.01 FEET TO THE EAST LINE OF PARCEL 2; THENCE NORTH 00°20'11" EAST ALONG SAID EAST LINE A DISTANCE OF 126.39 FEET; THENCE NORTH 89°05'45" WEST ALONG THE NORTH LINE OF SAID PARCEL 2 (TOWER PARCEL 003-009-90) A DISTANCE OF 400.02 FEET TO SAID WEST SECTION LINE AND THE POINT OF BEGINNING. CONTAINING 1 997,663 SQUARE FEET OR 45.860 ACRES. SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND RIGHT OF WAYS, OF RECORD. IF ANY.

FORMERLY PRIOR TO 2016 SPLIT TO 033-009-90: SEC 33 T22N R8W S 1/2 OF NW 1/4 LYING N'LY OF HWY M-55 EXC S 500 FT OF W 400 FT THOF. 47.74A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 8 - 17 Acres		20.00 Acres			3800	100		76,000
AGRICULTRU SURPLUS 2600/		25.48 Acres			2600	100		66,248
AGRICULTRU ROW		0.38 Acres			0	100		0
		45.86 Total Acres			Total Est.		Land Value =	142,248

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.13	13300	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements			True	Cash Value = 5,000

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C Blt 1989

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1120 SF Floor Area = 2240 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,120		
			Total:	274,859	178,659

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 100 Feet	1	5,734	3,727

Parcel Number: 009-033-009-70

Page: 2

Porches

WCP (1 Story)	320	11,066	7,193
WPP	480	8,534	5,547

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	784	29,604	19,243
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	1	527	343

Class: D Exterior: Pole (Unfinished)

Base Cost	362	8,985	5,840

Built-Ins

Appliance Allow.	1	2,713	1,763

Totals: 352,749 229,288

Notes:

ECF (101 AGRICULTURE) 1.230 => TCV: 282,024

Ag. Bld 1 1972, 4 Wall Utility Building Class:D,Pole Quality:Low Cost
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	4.21	2016	8,487
Default Walls	5.33	2016	10,745

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Depr. Cost = 8,654
ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 1 = 6,491

Total Estimated True Cash Value of Agricultural Buildings = 6,491

2026 Est. T.C.V. 009-033-009-70 = 435,763

Est. TCV/Total Floor Area = 194.54

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
186,900	186,900	186,900	88,846	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	31,000	0	0	2,398	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
217,900	217,900	217,900	91,244	91,244	91,244	

009-033-009-90	2026 Est. T.C.V.	K2 TOWERS II LLC
Property Class: 201		5415 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2016 SPLIT FROM 033-009-70 (TOWER PARCEL) PART OF THE NORTHWEST 1/4 OF SECTION 33, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION; THENCE NORTH 00°20'11" EAST .ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 641.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°20'11" EAST .ALONG SAID WEST LINE A DISTANCE OF 287.95 FEET; THENCE SOUTH 89°44'50" EAST A DISTANCE OF 682.56 FEET; THENCE SOUTH 00920'11" WEST A DISTANCE OF 288.95 FEET; THENCE NORTH 8F)-39'49" WEST A DISTANCE OF 682.55 FEET TO THE POINT OF BEGINNING. CONTAINING 196,882 SQUARE FEET OR 4.520 ACRES. SUBJECT TO ANY EASEMENTS, RESTRIC110NS AND RIGHT OF WAYS, OF RECORD. IF ANY.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors * 287.95 X 682.55

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 4-6A 9000		4.51 Acres	9000	100				40,608
		4.51 Total Acres			Total Est.		Land Value =	40,608

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2016

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Cost	# or	Height	Stories	Cost
	Col.	Rate	SqFt	Adj.	Adj.

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0

Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
COM TOWER STEEL 180'	1.00	180000	1.00	100	180,000
/CI16/YARI/CHALF/06'/211	20.20	281	1.00	100	5,676
/CI16/YARI/CHALF/06'/GATW15	1280.00	1	1.00	100	1,280
/CI16/YARI/CHALF/06'/GATW5	660.00	1	1.00	100	660
/CI16/YARI/CHALF/06'/3	4.04	300	1.00	100	1,212
/CI16/YARI/CHALF/06'/211	20.20	165	1.00	100	3,333
/CI4/ROOC/ALUSCCOTPBA	11.75	64	1.00	100	752
/CI11/WELSP/01000	11500.00	1	1.00	100	11,500

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 1 = 335,237

Total Estimated True Cash Value of Commercial/Industrial Buildings = 335,237

2026 Est. T.C.V. 009-033-009-90 = 375,845

Est. TCV/Total Floor Area = 0.00, Most recent sale 01/22/2019 for 45,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
204,600	204,600	204,600	168,234	2.70

2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-16,700	0	4,542	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
187,900	187,900	187,900	172,776	172,776	0

009-033-009-95	2026 Est. T.C.V.	CARLSON CARL A
Property Class: 201		5415 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 33 T22N R8W S 500 FT OF W 400 FT OF S 1/2 OF NW 1/4 LYING N'LY OF HWY M-55.
89A M/L

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	126.39	306.74	1.0000	0.0000	0	100*		0
COMMERCIAL <2A M/L			0.89 Acres		18000	100		16,020
* denotes lines that do not contribute to the total acreage calculation.								
126 Actual Front Feet, 0.89 Total Acres								
Total Est. Land Value =								16,020

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.11	288	94	1,925
Total Estimated Land Improvements True Cash Value =				1,925

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1980
Description of Occupancy: CAL 196 GUN SHOP

Costs are taken from the Stores - Warehouse Discount cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: C Quality: Low Cost
Stories: 1 Story Height: 10 Perimeter: 220
Overall Building Height: 8

Base Rate for Upper Floors = 58.28

(10) Heating system: Complete H.V.A.C. Cost/SqFt: 40.36 100%
Adjusted Square Foot Cost for Upper Floors = 98.64

Total Floor Area: 2,184 Base Cost New of Upper Floors = 215,430

Reproduction/Replacement Cost = 215,430

Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 75,401

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 1 = 123,657
Replacement Cost/Floor Area= 98.64 Est. TCV/Floor Area= 56.62

Total Estimated True Cash Value of Commercial/Industrial Buildings = 123,657

2026 Est. T.C.V. 009-033-009-95 = 141,602

Est. TCV/Total Floor Area = 64.84

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
62,700	62,700	62,700	35,130	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	8,100	0	0	948	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
70,800	70,800	70,800	36,078	36,078	0	

009-033-010-00	2026 Est. T.C.V.	EISENGA BRYAN R & DIANE K TRUST
Property Class: 102		S BLODGETT RD
Map #:	LAKE TOWNSHIP	MC BAIN, MI 49657

PA 116 2014 SEC 33 T22N R8W (6*2023) REMAINDER PCL OF THE SURVEY RECORDED IN
BOOK OF SURVEYS S-6 P-168 39.11A.

SPLIT ON 8/14/2023 TO 009-033-010-25 FORMERLY . SEC 33 T22N R8W S 300 FT OF E
1/2 OF SW 1/4 & S 300 FT OF SE 1/4 & BEG 300 FT N OF SE COR OF SE 1/4, TH N 650
FT, W 950 FT, S 650 FT, E 950 FT TO POB. 41.4485 A.

Split/Comb. on 08/15/2023 completed 08/15/2023 TIM ;
Parent Parcel(s): 009-033-010-00;
Child Parcel(s): 009-033-010-25;

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 30 - 65 ACRES		20.39 Acres			3800	100		77,490
AGRICULTRU SURPLUS 2600/		18.72 Acres			2600	100		48,667
		39.11 Total Acres					Total Est. Land Value =	126,156

2026 Est. T.C.V. 009-033-010-00 = 126,156

Est. TCV/Total Floor Area = 57.76, Most recent sale 12/03/2008 for 175,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
54,200	54,200	54,200	38,028	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,900	0	0	1,026	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
63,100	63,100	63,100	39,054	39,054	39,054	

009-033-010-25
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

EISENGA JORDAN M
5880 S BLODGETT RD
MC BAIN, MI 49657

PA 116 2014 SEC 33 T22N R8W (0*2023) NEW PCL A-1 OF THE SURVEY RECORDED IN BOOK OS SURVEYS S-6 P-168 2A.A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE N00°16'36"E, ALONG THE EAST LINE OF SAID SECTION, 454.94 FEET TO THE POINT OF BEGINNING; THENCE N89°04'15"W, 295.16 FEET; THENCE N00°16'36"E, 295.16 FEET; THENCE S89°04'15"E, 295.16 FEET TO THE EAST LINE OF SAID SECTION; THENCE S00°16'36"W, ALONG SAID LINE, 295.16 FEET TO THE POINT OF BEGINNING. CONTAINING 2.00 ACRES MORE OR LESS.

SUBJECT TO THE RIGHT-OF-WAY FOR BLODGETT ROAD ACROSS THE EASTERLY 33' THEREOF, AS DEPICTED ON THE CERTIFICATE OF SURVEY.
SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY.

SPLIT/COMBINED ON 08/14/2023 FROM 009-033-010-00;

Split/Comb. on 08/15/2023 completed 08/15/2023 TIM ;
Parent Parcel(s): 009-033-010-00;
Child Parcel(s): 009-033-010-25;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	295.16	295.16	0.9073	0.9268	110	100		27,302
295 Actual Front Feet, 2.00 Total Acres					Total Est.		Land Value =	27,302

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1977

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1288 SF Floor Area = 1288 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,288		
			Total:	175,721	105,433

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Water/Sewer

1000 Gal Septic	1	4,386	2,632
Water Well, 50 Feet	1	3,344	2,006

Deck

Treated Wood	288	4,956	2,974

Built-Ins

Appliance Allow.	1	1,897	1,138

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	1092	23,139	13,883

Totals:	214,628	128,777

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 158,396

2026 Est. T.C.V. 009-033-010-25 = 185,698

Est. TCV/Total Floor Area = 144.18

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
78,200	78,200	78,200	42,135	2.70

Parcel Number: 009-033-010-25

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	14,600	0	0	1,137	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	92,800	92,800	92,800	43,272	43,272	43,272

009-033-010-30	2026 Est. T.C.V.	EISENGA BRUCE L & FRED A G TRUSTS
Property Class: 102		M 55
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PA 116 1983 SEC 33 T22N R8W (14*1999) BEG S 89 DEG 57'27"W 1317.35 FT & N 0 DEG 27'35"W 300 FT FROM S 1/4 COR TH N 0 DEG 27'35"W 2323.58 FT, S 89 DEG 49'48"E 3013.60 FT, S 0 DEG 01'30"W 1669.66 FT, S 0 DEG 26'55"W 650 FT, N 89 DEG 47'38" W 1681.9 FT, N 89 DEG 57'27"W 1317.43 FT TO POB. 160.03A.

SPLIT 36 AC & BLDGS TO 010-80 FOR 99

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU IRRIGATED	4000/	160.00	Acres	4000	100			640,000
	160.00	Total Acres			Total Est.		Land Value =	640,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Agricultural Local Cost Land Improvements				
Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value
8' DIAMETER WELL	15,750.00	1	88	13,860
Total Estimated Land Improvements				True Cash Value = 13,860

2026 Est. T.C.V. 009-033-010-30 = 653,860

Est. TCV/Total Floor Area = 507.66, Most recent sale 08/01/1998 for 55,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
326,900	326,900	326,900	121,413	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	3,278	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
326,900	326,900	326,900	124,691	124,691	124,691	

009-033-010-81	2026 Est. T.C.V.	EISENGA BRYAN R & DIANE K TRUST
Property Class: 101		5640 S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PA 116 1983 LEGAL DESCRIPTION OF 35.4 ACRE REMAINDER PARCEL: A PARCEL OF LAND SITUATED IN THE SOUTHEAST½ OF SECTION 33, T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE EAST¼ CORNER THENCE 500° 16'37"W, ALONG THE EAST LINE OF SAID SECTION, 586.16 FEET; THENCE N90°00'00"W A DISTANCE OF 202.00 FEET; THENCE 500°16'37"W, PARALLEL WITH SAID EAST LINE, 160.00 FEET; THENCE N90° 00'00"E A DISTANCE OF 202.00 FEET TO SAID EAST SECTION LINE; THENCE 500°16'37"W, ALONG SAID LINE, 923.24 FEET; THENCE N89° 04' 14"W A DISTANCE OF 950.00 FEET; THENCE N00°45'02"E A DISTANCE OF 1668.98 FEET TO THE E-W ¼ LINE; THENCE S89° 05'24"E, ALONG SAID LINE, A DISTANCE OF 936.19 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 35.40 ACRES MORE OR LESS.

SUBJECT TO THE RIGHT-OF-WAY FOR S. BLODGETT ROAD ACROSS THE EASTERLY 33 FEET THEREOF, AS DEPICTED ON THE CERTIFICATE OF SURVEY.

SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY.

SPLIT ON 09/22/2025 FROM 009-033-010-80;

Split/Comb. on 09/22/2025 completed 09/22/2025 TIM ;
 Parent Parcel(s): 009-033-010-80;
 Child Parcel(s): 009-033-010-81, 009-033-010-85;

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 30 - 65 ACRES		34.14 Acres			3800	100		129,717
AGRICULTRU ROW		1.26 Acres			0	100		0
		35.40 Total Acres					Total Est. Land Value =	129,717

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Agricultural Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
8' DIAMETER WELL	15,750.00	1	88	13,860
Total Estimated Land Improvements			True Cash Value =	13,860

Ag. Bld 1 0, 4 Wall Commodity Barn Class:D,Pole Quality:Average
 Height: 14 ft

Description	Rate	Size	Cost New
Base Cost	8.89	4608	40,965
Default Walls	7.74	4608	35,666

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/40/100/14 Depr. Cost = 10,728
 ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 1 = 8,046

Ag. Bld 2 0, 4 Wall Equipment Shop Class:D,Pole Quality:Average
 Height: 12 ft

Description	Rate	Size	Cost New
Base Cost	14.18	3360	47,645
Default Walls	6.39	3360	21,470

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/40/100/18 Depr. Cost = 12,441
 ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 2 = 9,331

Ag. Bld 3 0, 4 Wall Utility Shed, 3 Wall Class:D,Pole Quality:Low Cost
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	3.17	1564	4,958
Default Walls	5.39	1564	8,430

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/40/100/14 Depr. Cost = 1,874

Parcel Number: 009-033-010-81

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ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 3 = 1,406

Total Estimated True Cash Value of Agricultural Buildings = 18,783

2026 Est. T.C.V. 009-033-010-81 = 162,360

Est. TCV/Total Floor Area = 126.06

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	43,900	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
81,200	0	0	0	45,085	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
81,200	81,200	81,200	45,085	45,085	45,085	

009-033-010-85	2026 Est. T.C.V.	EISENGA NATHAN W
Property Class: 401		5640 S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

A PARCEL OF LAND SITUATED IN THE SOUTHEAST½ OF SECTION 33, T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE EAST¼ CORNER THENCE 500° 16'37"W, ALONG THE EAST LINE OF SAID SECTION, 586.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING 500° 16'37"W, ALONG SAID LINE, 160.00 FEET; THENCE N90°00'00"W A DISTANCE OF 202.00 FEET; THENCE N00°16'37"E, PARALLEL WITH SAID EAST LINE, 160.00 FEET; THENCE N90°00'00"E A DISTANCE OF 202.00 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 0.74 ACRES MORE OR LESS.

SUBJECT TO THE RIGHT-OF-WAY FOR S. BLODGETT ROAD ACROSS THE EASTERLY 33 FEET THEREOF, AS DEPICTED ON THE CERTIFICATE OF SURVEY.
SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY.

SPLIT ON 09/22/2025 FROM 009-033-010-80;

Split/Comb. on 09/22/2025 completed 09/22/2025 TIM ;
Parent Parcel(s): 009-033-010-80;
Child Parcel(s): 009-033-010-81, 009-033-010-85;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	160.00	169.00	1.0574	0.8062	110	100		15,004
160 Actual Front Feet, 0.62 Total Acres							Total Est. Land Value =	15,004

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1900

(11) Heating System: Wall/Floor Furnace
Ground Area = 848 SF Floor Area = 848 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Mich Bsmnt.	528		
1 Story	Siding	Crawl Space	320		
			Total:	109,571	70,267

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Water/Sewer

1000 Gal Septic	1	4,386	2,632
Water Well, 100 Feet	1	5,415	3,249

Deck

Treated Wood	96	2,355	1,413
Treated Wood	30	1,270	762

Built-Ins

Appliance Allow.	1	1,897	1,138

Totals: 126,079 75,648

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 93,047

2026 Est. T.C.V. 009-033-010-85 = 108,051

Est. TCV/Total Floor Area = 127.42

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	25,293	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
54,000	0	0	0	25,975	0	

Parcel Number: 009-033-010-85

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
54,000	54,000	54,000	25,975	25,975	25,975

009-034-001-00	2026 Est. T.C.V.	TWOMBLY SAIGE MICAH
Property Class: 401		8371 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 34 T22N R8W BEG ON SEC LINE S 88 DEG 05' 20" E 789.63 FT E OF 1/4 COR
COMMON TO SECS 27 & 34 TH S 05 DEG 58' 20" E 202.2 FT N 65 DEG 56' 40" E 189.11
FT N 28 DEG 56' 40" E 56.92 FT N'LY ALG THRD OF CLAM RIVER TO PT BEING N 47 DEG
23' 50" W 132.23 FT FR PREVIOUS PT S 82 DEG 57' 40" W 124.88 FT BEING CTR BLUE RD
TO POB. .75 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	175.00	186.69	1.0339	0.8265	250	100		37,389
175 Actual Front Feet, 0.75 Total Acres								Total Est. Land Value = 37,389

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1070	0	0
Wood Frame	24.21	240	50	2,905
Wood Frame	28.80	100	50	1,440
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				5,295

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1965

(11) Heating System: Forced Air w/ Ducts
Ground Area = 783 SF Floor Area = 1174 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	783		
			Total:	162,097	121,572

Other Additions/Adjustments

Recreation Room	405	7,683	5,762
Basement, Outside Entrance, Below Grade	1	2,727	2,045

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Water/Sewer

1000 Gal Septic	1	4,689	3,517
Water Well, 100 Feet	1	5,734	4,300

Deck

Treated Wood	84	2,246	1,684
Treated Wood	72	2,062	1,546
Treated Wood	128	2,977	2,233
Treated Wood	550	7,744	5,808

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	896	19,828	14,871
No Concrete Floor	896	-5,367	-4,025

Built-Ins

Appliance Allow.	1	2,713	2,035

Fireplaces

Interior 1 Story	1	5,235	3,926

Totals:	226,268	169,698

Parcel Number: 009-034-001-00

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Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 208,728

2026 Est. T.C.V. 009-034-001-00 = 251,412
 Est. TCV/Total Floor Area = 214.15, Most recent sale 01/06/2021 for 185,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
107,200	107,200	107,200	86,387	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	18,500	0	0	2,332	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
125,700	125,700	125,700	88,719	88,719	88,719	

009-034-002-00	2026 Est. T.C.V.	EDGEComb DALE E III & LINDSEY K
Property Class: 401		8257 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 34 T22N R8W COMM AT NE COR SEC 34 S 89 DEG 56'20" W 473.4 FT, N 53 DEG 0'28" W 353.63 FT, N 77 DEG 45'28" W 319.8 FT, S 60 DEG 42' 32" W 173.88 FT AS POB, TH S 35 DEG 17'28" E TO C/L OF CLAM RIVER, TH FOLLOWC/L OF RIVER UPSTREAM TO C/L OF BLUE ROAD, TH FOLLOW C/L OF BLUE RD NE'LY TO POB, EXC BEG AT NE'LY COR THOF, TH S 35 DEG 17'28" E 97 FT TO THREAD OF CLAM RIVER AS POB, TH N 35 DEG 17'28" W 97 FT, S 60 DEG 42'32" W 121.45 FT TH ALG THE ARC OF A CURVE TO THE RIGHT RAD 882.16 FT A DISTANCE OF 28.57 FT (LONG CHORD S 61 DEG 38'12" W 28.57 FT) S 31 DEG 17'28" E 139.96 FT N 80 DEG 38'52"E 95 FT TO THREAD OF RIVER, N'LY ALG THREAD TO POB, & EXC COMM AT NE COR SEC 34, S 89 DEG 56'20"W 473.4 FT, N 53 DEG 0'28"W 353.63 FT, N 77 DEG 45'28"W 319.8 FT, S 60 DEG 42'32"W 295.33 FT, THALG ARC OF A CURVE TO RT RADIUS 882.16 FT A DIST OF 77.31 FT TO A PT (LONG CHORD S 63 DEG 13'10"W 77.28 FT AS POB) TH S 27 DEG 47'28"E 283.37 FT, S 46 DEG 12'32"W 105 FT TO C/L OF CLAM RIVER, TH N'LY ALG C/L OF RIVER TO C/L OF BLUE RD TH FOLLOW C/L OF BLUE RD NE'LY TO POB.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	200.00	400.00	1.0000	1.0000	250	100		50,000
Residentia 1 - 2.99@\$9000		2.98 Acres			9000	100		26,856
200 Actual Front Feet, 4.82 Total Acres					Total Est.		Land Value =	76,856

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	29.49	96	71	2,010
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				4,385

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 1991

(11) Heating System: Forced Hot Water

Ground Area = 922 SF Floor Area = 1383 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	922		
			Total:	191,670	162,909

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

WSEP (1 Story)	120	7,308	6,212
WCP (1 Story)	128	6,143	5,222

Deck

Treated Wood	159	3,433	2,918

Balcony

Wood Balcony	80	3,494	2,970

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	864	31,804	27,033

Built-Ins

Parcel Number: 009-034-002-00

Page: 2

Appliance Allow.	1	2,713	2,306
Fireplaces			
Direct-Vented Gas	1	2,963	2,519
Totals:		261,373	222,158

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 273,254

2026 Est. T.C.V. 009-034-002-00 = 354,495
 Est. TCV/Total Floor Area = 256.32, Most recent sale 11/30/2022 for 327,000
 2025 Assessed MBOR S.E.V. Base for Cap IRM
 153,000 153,000 153,000 137,432 2.70
 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses
 0 24,200 0 0 3,710 0
 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
 177,200 177,200 177,200 141,142 141,142 0

009-034-002-80	2026 Est. T.C.V.	EDGEComb DALE III & LINDSEY
Property Class: 401		8261 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 34 T22N R8W COMM AT NE COR OF SEC 34 TH S 89 DEG 56'20" W ALONG THE CENTERLINE OF BLUE RD 473.40 FT TH N 53 DEG 00' 28" W 353.63 FT TH N 77 DEG 45' 28" W 319.80 FT TH S 60 DEG 42' 32" W 295.33 FT TH S 71 DEG 25' 02" W 327.83 FT TO A PT ON CENTERLINE OF BLUE RD WHICH IS THE POB. TH E'LY ALONG THE ARC OF 882.16 FT RADIUS CURVE TO THE LEFT 236.40 FT (CHORD N 74 DEG 26' 55" E 235.70 FT) TH S 27 DEG 47' 28" E 139.09 FT TH S 46 DEG 12' 32" W 80.26 FT TO AN IRON AT THE TOP OF BANK OF E'LY SIDE OF CLAM RIVER, TH CONT S 46 DEG 12'32"W 58 FT M/L TO THREAD OF CLAM RIVER, TH NW'LY & UP- STREAM ALG THREAD OF CLAM RIVER 350 FT M/L TO A PT WHICH IS S 82 DEG 07'32"W FROM POB, TH N 82 DEG 07'32"E 54 FT M/L TO POB. APPROX .9A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	264.00	148.50	0.9329	0.7806	250	100		48,064
264 Actual Front Feet,	0.90	Total Acres			Total Est.		Land Value =	48,064

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	46	0	0
D/W/P: 4in Concrete	6.96	114	0	0
D/W/P: 4in Concrete	6.96	138	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements				950

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1972

(11) Heating System: Electric Baseboard

Ground Area = 1238 SF Floor Area = 1498 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,040		
1 Story	Siding	Crawl Space	198		
		Total:		220,269	143,184

Other Additions/Adjustments

Plumbing

2 Fixture Bath	1	2,996	1,947

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 100 Feet	1	5,734	3,727

Porches

CPP	348	5,794	3,766

Deck

Treated Wood	260	4,742	3,082

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	21,479	13,961
Door Opener	2	1,054	685

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Parcel Number: 009-034-002-80

Page: 2

Breezeways			
Frame Wall	108	7,290	4,738
Solar Room	180	27,077	24,640
Totals:		310,224	208,693

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 256,692

2026 Est. T.C.V. 009-034-002-80 = 305,706
 Est. TCV/Total Floor Area = 204.08, Most recent sale 09/11/2019 for 285,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
125,800	125,800	125,800	104,058	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	27,100	0	0	2,809	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
152,900	152,900	152,900	106,867	106,867	0	

009-034-003-00	2026 Est. T.C.V.	BALL SAMUEL & RACHEL
Property Class: 401		8015 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2017-01412 S-5P0219 4/27/2017 SPLIT TO 003-00, 03-10, 03-20. PARCEL #1 BOOK OF SURVEYS S-5 P219
 FORMERLY 4/21/2017 COMBINE WITH 034-003-90 REQUEST FROM SAM BALL ALL THAT PART OF SECTION 34 & 27 LYING S OF BLUE RE, E OF CLAM RIVER & N OF A LINE BEG S 0 DEG 05' 53" E 208' FROM NE COR OF NE 1/4 TH S 89 DEG 56' 54" W 283.98', S 79 DEG 18' 08" W 283.08' TO CLAIM RIVER. S34T22NR8W 3.32AC M/L
 FORMERLY 2013-03588 PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWN 22 NORTH, RANGE 8 WEST; THENCE SOUTH 00 DEGREES 05 MINUTES 53 SECONDS EAST 70 FEET ALONG THE EAST LINE OF SAID SECTION 34 TO THE PLACE OF BEGINNING; THENCE SOUTH 00 DEGREES 05 MINUTES 53 SECONDS EAST 138.85 FEET ALONG THE SAID EAST LINE OF SECTION 34; THENCE SOUTH 89 DEGREES 56 MINUTES 54 SECONDS WEST 283.98 FEET; THENCE SOUTH 79 DEGREES 18 MINUTE 08 SECONDS WEST 283.08 FEET TO A POINT ON AN INTERMEDIATE TRAVERSE LINE ON THE BANK OF THE CLAM RIVER; THENCE NORTH 56 DEGREES 19 MINUTES 07 SECONDS WEST 59.23 FEET ALONG AN INTERMEDIATE TRAVERSE LINE ON THE BANK OF THE CLAM RIVER; THENCE NORTH 11 DEGREES 35 MINUTES 53 SECONDS EAST 81.73 FEET CONTINUING ALONG AN INTERMEDIATE TRAVERSE LINE ON THE BANK OF THE CLAM RIVER; THENCE NORTH 13 DEGREES 34 MINUTES 51 SECONDS WEST 81.16 FEET ALONG AN INTERMEDIATE TRAVERSE LINE ON THE BANK OF THE CLAM RIVER; THENCE SOUTH 89 DEGREES 59 MINUTES 11 SECONDS EAST 613.82 FEET PARALLEL WITH THE NORTH LINE OF SAID SECTION 34 TO THE PLACE OF BEGINNING FORMERLY ABBREVIATED AS: SEC 34 T22N R8W (0*1998) BEG S 0 DEG 05'53"E 70 FT FROM NE COR TH S 0 DEG 05'53"E 138.85 FT, S 89 DEG 56'54"W 283.98 FT, S 79 DEG 18'08"W 283.08 FT, N 56 DEG 19'07"W 59.23 FT, N 11 DEG 35'53"E 81.73 FT, N 13 DEG 34'51"W 81.16 FT, S 89 DEG 59'11"E 613.82 FT TO POB. 2.28A.

Split/Comb. on 05/02/2017 completed 05/02/2017 TIM ;
 Parent Parcel(s): 009-034-003-00;
 Child Parcel(s): 009-034-003-10, 009-034-000-320;

4/27/2017 SPLIT TO 003-00, 03-10, 03-20 BOOK OF SURVEYS S-5 P219
 4/27/2017 SPLIT TO 003-00, 03-10, 03-20 BOOK OF SURVEYS S-5 P219
 4/21/2017 COMBINE WITH 034-003-90 REQUEST BY TAXPAYER SAM BALL
 98 SPLIT FOR 034-30 FOR 99

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	178.08	521.02	1.0294	1.0683	250	100		48,962
178 Actual Front Feet, 2.13 Total Acres	Total Est. Land Value =							48,962

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.62	200	50	2,462
Total Estimated Land Improvements True Cash Value =				2,462

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2020

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Plumbing

3 Fixture Bath	1	-4,478	-4,299

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	2400	75,696	72,668

Totals:	71,218	68,369

Parcel Number: 009-034-003-00

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Notes:

 ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 84,094

2026 Est. T.C.V. 009-034-003-00 = 135,518

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/18/2013 for 24,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
58,600	58,600	58,600	53,957	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	9,200	0	1,456	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
67,800	67,800	67,800	55,413	55,413	0	

009-034-003-10	2026 Est. T.C.V.	BALL SAMUEL & RACHEL
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

4/27/2017 SPLIT FROM 009-034-003-00 TO 003-10, 003-20. PARCEL #2 BOOK OF SURVEYS S-5 P219 2017-01412

FORMERLY PART OF 4/21/2017 COMBINE WITH 034-003-90 REQUEST FROM SAM BALL ALL THAT PART OF SECTION 34 & 27 LYING S OF BLUE RE, E OF CLAM RIVER & N OF A LINE BEG S 0 DEG 05' 53" E 208' FROM NE COR OF NE 1/4 TH S 89 DEG 56' 54" W 283.98', S 79 DEG 18' 08" W 283.08' TO CLAIM RIVER. S34T22NR8W 3.32AC M/L

FORMERLY PART OF 2013-03588 PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWN 22 NORTH, RANGE 8 WEST; THENCE SOUTH 00 DEGREES 05 MINUTES 53 SECONDS EAST 70 FEET ALONG THE EAST LINE OF SAID SECTION 34 TO THE PLACE OF BEGINNING; THENCE SOUTH 00 DEGREES 05 MINUTES 53 SECONDS EAST 138.85 FEET ALONG THE SAID EAST LINE OF SECTION 34; THENCE SOUTH 89 DEGREES 56 MINUTES 54 SECONDS WEST 283.98 FEET; THENCE SOUTH 79 DEGREES 18 MINUTE 08 SECONDS WEST 283.08 FEET TO A POINT ON AN INTERMEDIATE TRAVERSE LINE ON THE BANK OF THE CLAM RIVER; THENCE NORTH 56 DEGREES 19 MINUTES 07 SECONDS WEST 59.23 FEET ALONG AN INTERMEDIATE TRAVERSE LINE ON THE BANK OF THE CLAM RIVER; THENCE NORTH 11 DEGREES 35 MINUTES 53 SECONDS EAST 81.73 FEET CONTINUING ALONG AN INTERMEDIATE TRAVERSE LINE ON THE BANK OF THE CLAM RIVER; THENCE NORTH 13 DEGREES 34 MINUTES 51 SECONDS WEST 81.16 FEET ALONG AN INTERMEDIATE TRAVERSE LINE ON THE BANK OF THE CLAM RIVER; THENCE SOUTH 89 DEGREES 59 MINUTES 11 SECONDS EAST 613.82 FEET PARALLEL WITH THE NORTH LINE OF SAID SECTION 34 TO THE PLACE OF BEGINNING

FORMERLY ABBREVIATED AS: SEC 34 T22N R8W (0*1998) BEG S 0 DEG 05'53"E 70 FT FROM NE COR TH S 0 DEG 05'53"E 138.85 FT, S 89 DEG 56'54"W 283.98 FT, S 79 DEG 18'08"W 283.08 FT, N 56 DEG 19'07"W 59.23 FT, N 11 DEG 35'53"E 81.73 FT, N 13 DEG 34'51"W 81.16 FT, S 89 DEG 59'11"E 613.82 FT TO POB. 2.28A.

Split/Comb. on 05/02/2017 completed 05/02/2017 TIM ;
 Parent Parcel(s): 009-034-003-00;
 Child Parcel(s): 009-034-003-10, 009-034-000-320;

4/27/2017 SPLIT TO 003-00, 03-10, 03-20 BOOK OF SURVEYS S-5 P219

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	143.06	207.05	1.0874	0.8482	110	100		14,514
143 Actual Front Feet,	0.68	Total Acres			Total Est.		Land Value =	14,514

2026 Est. T.C.V. 009-034-003-10 = 14,514

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,900	5,900	5,900	4,254	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,400	0	114	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,300	7,300	7,300	4,368	4,368	0	

009-034-003-20
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

CLEMENTS RALPH & GALE
5018 S DICKERSON RD
LAKE CITY, MI 49651

SPLIT ON 04/27/2017 FROM 009-034-003-00; PARCEL #3 BOOK OF SURVEYS S-5 P219
2017-01412

FORMERLY PART OF 4/21/2017 COMBINE WITH 034-003-90 REQUEST FROM SAM BALL ALL
THAT PART OF SECTION 34 & 27 LYING S OF BLUE RE, E OF CLAM RIVER & N OF A LINE
BEG S 0 DEG 05' 53" E 208' FROM NE COR OF NE 1/4 TH S 89 DEG 56' 54" W 283.98',
S 79 DEG 18' 08" W 283.08' TO CLAIM RIVER. S34T22NR8W 3.32AC M/L
FORMERLY PART OF 2013-03588 PART OF THE NORTHEAST QUARTER OF THE NORTHEAST
QUARTER OF SECTION 34, TOWN 22 NORTH, RANGE 8 WEST; THENCE SOUTH 00 DEGREES 05
MINUTES 53 SECONDS EAST 70 FEET ALONG THE EAST LINE OF SAID SECTION 34 TO THE
PLACE OF BEGINNING; THENCE SOUTH 00 DEGREES 05 MINUTES 53 SECONDS EAST 138.85
FEET ALONG THE SAID EAST LINE OF SECTION 34; THENCE SOUTH 89 DEGREES 56 MINUTES
54 SECONDS WEST 283.98 FEET; THENCE SOUTH 79 DEGREES 18 MINUTE 08 SECONDS WEST
283.08 FEET TO A POINT ON AN INTERMEDIATE TRAVERSE LINE ON THE BANK OF THE CLAM
RIVER; THENCE NORTH 56 DEGREES 19 MINUTES 07 SECONDS WEST 59.23 FEET ALONG AN
INTERMEDIATE TRAVERSE LINE ON THE BANK OF THE CLAM RIVER; THENCE NORTH 11 DEGREES
35 MINUTES 53 SECONDS EAST 81.73 FEET CONTINUING ALONG AN INTERMEDIATE TRAVERSE
LINE ON THE BANK OF THE CLAM RIVER; THENCE NORTH 13 DEGREES 34 MINUTES 51
SECONDS WEST 81.16 FEET ALONG AN INTERMEDIATE TRAVERSE LINE ON THE BANK OF THE
CLAM RIVER; THENCE SOUTH 89 DEGREES 59 MINUTES 11 SECONDS EAST 613.82 FEET
PARALLEL WITH THE NORTH LINE OF SAID SECTION 34 TO THE PLACE OF BEGINNING
FORMERLY ABBREVIATED AS: SEC 34 T22N R8W (0*1998) BEG S 0 DEG 05'53"E 70 FT FROM
NE COR TH S 0 DEG 05'53"E 138.85 FT, S 89 DEG 56'54"W 283.98 FT, S 79 DEG
18'08"W 283.08 FT, N 56 DEG 19'07"W 59.23 FT, N 11 DEG 35'53"E 81.73 FT, N 13
DEG 34'51"W 81.16 FT, S 89 DEG 59'11"E 613.82 FT TO POB. 2.28A.

Split/Comb. on 05/02/2017 completed 05/02/2017 TIM ;
Parent Parcel(s): 009-034-003-00;
Child Parcel(s): 009-034-003-10, 009-034-000-320;

4/27/2017 SPLIT TO 003-00, 03-10, 03-20 BOOK OF SURVEYS S-5 P219

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	143.14	206.94	1.0872	0.8481	110	100		14,518
143 Actual Front Feet, 0.68 Total Acres							Total Est. Land Value =	14,518

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	10.25	1900	50	9,737
Total Estimated Land Improvements				9,737

Cost Est. for Res. Bldg: 1 Single Family HUD Cls BC Blt 1987

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1304 SF Floor Area = 1304 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,304		
			Total:	217,232	184,646

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,094	1,780
3 Fixture Bath	1	6,585	5,597

Water/Sewer

1000 Gal Septic	1	5,433	4,618
Water Well, 50 Feet	1	3,351	2,848

Parcel Number: 009-034-003-20

Page: 2

Deck

Treated Wood	136	3,284	2,791

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	680	34,768	29,553
Door Opener	1	659	560

Built-Ins

Appliance Allow.	1	3,899	3,314

Totals:	277,305	235,707

Notes: 2017 MOVED FROM ADJ PIN 034-003-00 PERMIT 20170084

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV:	233,350

2026 Est. T.C.V. 009-034-003-20	=	257,605

Est. TCV/Total Floor Area = 197.55, Most recent sale 09/15/2021 for 187,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
101,600	101,600	101,600	80,135	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	27,200	0	0	2,163	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
128,800	128,800	128,800	82,298	82,298	82,298

009-034-003-30	2026 Est. T.C.V.	STEFANKO DONALD & KAYLA
Property Class: 401		5086 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 34 T22N R8W (2*1998) BEG S 0 DEG 05'53"E 208.85 FT FROM NE COR TH S 0 DEG 05'53"E 339.45 FT, S 83 DEG 31'22"W 447.25 FT, N 40 DEG 19'28"E 145.93 FT, N 23 DEG 13'59"W 128.12 FT, N56 DEG 19'07"W 254.17 FT, N 79 DEG 18' 08"E 283.08 FT, N 89 DEG 56'54"E 283.98 FT TO POB. 3.8A.

98 SPLIT FROM 003-00 FOR 99

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors * 399.45' X 487.636'

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	339.45	487.64	0.8761	1.0508	250	100		78,125
339 Actual Front Feet, 3.80 Total Acres								Total Est. Land Value = 78,125

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	2400	0	0
D/W/P: 4in Ren. Conc.	8.17	410	0	0
Wood Frame	27.63	128	94	3,325

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				8,075

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 10 Blt 1972

(11) Heating System: Forced Heat & Cool
Ground Area = 1785 SF Floor Area = 3124 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,785		
Total:				421,770	295,243

Other Additions/Adjustments

Recreation Room	1786	33,880	23,716

Exterior

Stone Veneer	144	5,268	3,688
Basement, Outside Entrance, Above Grade	1	1,980	1,386

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135
2 Fixture Bath	1	2,996	2,097
Separate Shower	1	1,310	917

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 100 Feet	1	5,734	4,014

Porches

WCP (1 Story)	235	9,325	6,527
WCP (1 Story)	207	8,667	6,067
WPP	360	6,422	4,495
WCP (1 Story)	184	8,028	5,620
WPP	342	6,105	4,273

Deck

Treated Wood	60	1,887	1,321
Treated Wood	82	2,215	1,550
w/Roof (Roof portion)	280	4,315	3,020

Parcel Number: 009-034-003-30

Page: 2

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	636	30,897	21,628
Common Wall: 1 Wall	1	-2,589	-1,812
Door Opener	2	1,054	738

Class: C Exterior: Pole (Unfinished)

Storage Over Garage	384	5,084	3,559
Base Cost	1315	31,100	21,770

Class: C Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost	379	16,521	11,565

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Exterior 1 Story	1	6,387	4,471
Direct-Vented Gas	1	2,963	2,074

Breezeways

Frame Wall	80	5,400	3,780

Totals: 630,021 441,018

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 542,452

2026 Est. T.C.V. 009-034-003-30 = 628,652

Est. TCV/Total Floor Area = 201.23, Most recent sale 09/09/2020 for 460,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
267,300	267,300	267,300	213,582	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	47,000	0	0	5,766	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
314,300	314,300	314,300	219,348	219,348	219,348	

009-034-003-60	2026 Est. T.C.V.	ARENDs MATTHEW & LINDA
Property Class: 401		5122 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 34 T22N R8W (0*1998) BEG S 0 DEG 05'53"E 548.3 FT FROM NE CORTH S 0 DEG 05'53"E 81.14 FT, S 45 DEG 50'24"W 199.95 FT, S 74 DEG 28'32"W 483.94 FT, N 0 DEG 28'45"W 247.3 FT, S 86 DEG 40'45"E 122.89 FT, N 40 DEG 19' 28"E 119.78 FT, N 83 DEG 31'22"E 447.25 FT TO POB. 3.83A.

98 SPLIT FROM 003-00 FOR 99

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors * 247' X 675.445

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	247.00	675.45	0.9486	1.1399	250	100		66,773
247 Actual Front Feet, 3.83 Total Acres Total Est. Land Value =								66,773

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.46	216	94	4,966

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				6,866

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 10 Blt 2000

(11) Heating System: Forced Heat & Cool
Ground Area = 1511 SF Floor Area = 2266 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Pine Logs	Basement	1,511		
			Total:	320,783	272,664

Other Additions/Adjustments

Recreation Room	1700	32,249	27,412
Basement, Outside Entrance, Below Grade	1	2,727	2,318

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

WCP (1 Story)	255	9,718	8,260
WCP (1 Story)	100	5,025	4,271

Deck

Treated Wood	378	6,059	5,150

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	676	32,326	27,477
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	2	1,054	896

Built-Ins

Appliance Allow.	1	2,713	2,306

Fireplaces

Exterior 1 Story	1	6,387	5,429

Parcel Number: 009-034-003-60

Page: 2

 Totals: 432,775 367,857

Notes: TIMBER WITH LOG SIDING

 ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 452,464

2026 Est. T.C.V. 009-034-003-60 = 526,103

Est. TCV/Total Floor Area = 232.17, Most recent sale 01/31/2014 for 250,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
225,700	225,700	225,700	152,759	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	37,400	0	0	4,124	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
263,100	263,100	263,100	156,883	156,883	156,883	

009-034-004-00	2026 Est. T.C.V.	GENTRY JEFFREY P & LORA EILEEN
Property Class: 401		8251 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 34 T22N R8W BEG W'LY ON BLUE RD 1293.62 FT FROM NE COR TH W'LY ON BLUE RD
150.02 FT S 31 DEG 17' 28" E 139.96 FT N 80 DEG 38' 52" E TO CLAM RIVER NE'LY
ALONG RIVER TO A PT LYING S 35 DEG 17' 28" E OF POB N 35 DEG 17' 28" W TO POB.
APP .47 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	100.00	204.73	1.1892	0.8458	250	100		25,147
100 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	25,147

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	48	0	0
D/W/P: Asphalt Paving	3.10	900	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family TRI Cls C Blt 1973

(11) Heating System: Forced Heat & Cool
Ground Area = 1481 SF Floor Area = 2246 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Tri-Level	Siding	Basement	1,481		
1 Story	Siding	Overhang	24		
		Total:		297,305	193,248

Other Additions/Adjustments

Exterior			
Brick Veneer	112	1,855	1,206

Plumbing			
Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Water/Sewer			
1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174

Porches			
WCP (1 Story)	82	4,553	2,959
CCP (1 Story)	136	3,920	2,548

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	540	22,901	14,886
Common Wall: 1 Wall	1	-2,589	-1,683

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Totals:	348,344	226,423

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 278,500

Parcel Number: 009-034-004-00

Page: 2

2026 Est. T.C.V. 009-034-004-00 = 304,597
 Est. TCV/Total Floor Area = 135.62, Most recent sale 09/19/2013 for 129,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
128,800	128,800	128,800	73,422	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	23,500	0	0	1,982	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
152,300	152,300	152,300	75,404	75,404	75,404

009-034-005-00	2026 Est. T.C.V.	EDGECOMB DALE III & LINDSEY
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 34 T22N R8W BEG W'LY ON BLUE RD 1492.38 FT & S 27 DEG 47' 28" E 133.37 FT
FROM NE COR TH S 27 DEG 47' 28" E 150 FT S 46 DEG 12' 32" W TO CLAM RIVER N'LY
ALONG RIVERTO A PT LYING S 46 DEG 12' 32" W OF POB N 46 DEG 12' 32" E TO POB.
APP .46 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	175.00	114.50	1.0339	0.7315	250	100		33,087
175 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	33,087

2026 Est. T.C.V. 009-034-005-00 = 33,087

Est. TCV/Total Floor Area = 14.73, Most recent sale 09/11/2019 for 285,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
13,200	13,200	13,200	10,331	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,300	0	278	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,500	16,500	16,500	10,609	10,609	0	

009-034-006-00
Property Class: 102
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

DEZEEUW KENNETH WELLER & BRENDA KAY
S DICKERSON RD
LAKE CITY, MI 49651

SEC 34 T22N R8W (6*2001) S 1/2 OF NE 1/4 LYING S'LY OF HWY M-55 & W'LY OF
DICKERSON ROAD EXC W 1/2 OF W 1/2 OF SW 1/4 OF NE 1/4 & EXC BEG S 89 DEG 55'24"W
1448.65 FT & N 0 DEG 05'53"W 707.99 FT FROM E COR TH N 0 DEG 05'53"W 600 FT, N 89
DEG 58'05"E TO DICKERSON RDSE'LY ALONG DICKERSON RD TO A POINT N 89 89 DEG
58'05"E OF POB, TH S 89 DEG 58' 05"W 966.05 FT TO POB. 44.66A.

01 SPLIT 15.2 AC TO 006-70, 006-60, & 006-50 FOR 02
OLD HOUSE TO 006-70 BANKRUPTCY SLAE NEW HOUSE TO 006-60
(BALDWIN)

Land Value Estimates for Land Table Ag 1 .A - Agriculture
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 30 - 65 ACRES		34.66 Acres			3800	100		131,708
AGRICULTRU SURPLUS 2600/		10.00 Acres			2600	100		26,000
		44.66 Total Acres					Total Est. Land Value =	157,708

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Agricultural Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
8' DIAMETER WELL	15,750.00	1	88	13,860
Total Estimated Land Improvements True Cash Value =				13,860

2026 Est. T.C.V. 009-034-006-00 = 171,568

Est. TCV/Total Floor Area = 76.39, Most recent sale 04/22/2015 for 131,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
73,900	73,900	73,900	10,292	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,900	0	0	277	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
85,800	85,800	85,800	10,569	10,569	10,569

009-034-006-50	2026 Est. T.C.V.	RICHARDSON KEITH & NICOLE
Property Class: 401		5331 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 34 T22N R8W (0*2001) BEG N 0 DEG 05'53"W 1306.86 FT & S 89 DEG 58'05"W 884.65 FT FROM E 1/4 COR TH S 89 DEG 58'05"W 150.88 FT TO DICKERSON RD, S 40 DEG 14'42"E 423.83 FT, S 60 DEG 05'46"E 326.52 FT, N 11 DEG 08'00"W 341.53 FT TO CLAM RIVER, N 80 DEG 19'13"W 140.03 FT, N 88 DEG 59'21"W 112.17 FT, N 50 DEG 49'30"W 49.87 FT, N 27 DEG 31' 35"W 110.77 FT TO POB. 2.48A.

01 SPLIT FROM 006-00 FOR 02

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	262.21	412.00	0.9345	1.0074	250	100		61,715
262 Actual Front Feet, 2.48 Total Acres								Total Est. Land Value = 61,715

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	923	50	3,770
D/W/P: Crushed Rock	2.26	250	50	282
Metal Prefab	14.42	1200	50	8,652
Total Estimated Land Improvements True Cash Value =				12,704

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 2024

(11) Heating System: Forced Heat & Cool
 Ground Area = 1482 SF Floor Area = 1482 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,482		
			Total:	218,441	216,262

Other Additions/Adjustments

Recreation Room	1400	26,558	26,292
Basement, Outside Entrance, Above Grade	1	1,980	1,960

Plumbing

Average Fixture(s)	1	1,422	1,408
3 Fixture Bath	1	4,478	4,433
2 Fixture Bath	1	2,996	2,966

Water/Sewer

1000 Gal Septic	1	4,689	4,642
Water Well, 100 Feet	1	5,734	5,677

Porches

WPP	684	12,079	11,958
CCP (1 Story)	232	6,294	6,231

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	676	32,326	32,003
Common Wall: 1 Wall	1	-2,589	-2,563
Door Opener	1	527	522

Built-Ins

Appliance Allow.	1	2,713	2,686

Totals: 317,648 314,477

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 386,807

Parcel Number: 009-034-006-50

Page: 2

2026 Est. T.C.V. 009-034-006-50 = 461,226
 Est. TCV/Total Floor Area = 311.22, Most recent sale 09/16/2020 for 42,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
196,500	196,500	196,500	191,691	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	34,100	0	0	5,175	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
230,600	230,600	230,600	196,866	196,866	0

009-034-006-60 2026 Est. T.C.V. DEZEEUW KENNETH
 Property Class: 401 5272 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 34 T22N R8W (0*2001) BEG S 89 DEG 55'24"W 1448.65 FT & N 0 DEG 05'53"W
 707.99 FT FROM E 1/4 COR TH N 0 DEG 05'53"W 600 FT, N 89 DEG 58'05"E TO
 DICKERSON RD, SE'LY ALONG DICKERSON RD TO A POINT N 89 DEG 58'05"E OF POB, TH S
 89 DEG 58'05"W 966.05 FT TO POB. 7.5A. EXCEPTING THEEFROM ANY PART OF THE ABOVE
 PREMISES LYING WITHIN THAT PART CONVEYED TO MICHIGAN STATE HIGHWAY COMMISSION AS
 RECORDED IN LIBER 182PAG 126 AND LIBER 182P129.

01 SPLIT FROM 006-00 FOR 02 RESIDUAL FROM BANKRUPTCY
 SALE

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 30 - 65 ACRES		5.50 Acres	3800	100				20,900
AGRICULTRU SURPLUS 2600/		2.00 Acres	2600	100				5,200
		7.50 Total Acres					Total Est. Land Value =	26,100

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1993

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1248 SF Floor Area = 1248 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,248		
			Total:	148,828	111,619

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	889
3 Fixture Bath	1	3,721	2,791

Water/Sewer

1000 Gal Septic	1	4,386	3,289
Water Well, 100 Feet	1	5,415	4,061

Deck

Treated Wood	120	2,776	2,082
Treated Wood	240	4,399	3,299

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	672	29,024	21,768
Common Wall: 1 Wall	1	-2,421	-1,816

Built-Ins

Appliance Allow.	1	1,897	1,423

Fireplaces

Wood Stove	1	2,107	1,580

Totals: 201,317 150,985

Notes:

ECF (101 AGRICULTURE) 1.230 => TCV: 185,712

2026 Est. T.C.V. 009-034-006-60 = 211,812

Est. TCV/Total Floor Area = 169.72, Most recent sale 06/28/2017 for 75,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
91,300	91,300	91,300	74,538	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,600	0	0	2,012	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

105,900

105,900

105,900

76,550

76,550

76,550

009-034-006-70
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BRADLEY RICHARD A & CAROL A TRUST
5360 S DICKERSON RD
LAKE CITY, MI 49651

SEC 34 T22N R8W (0*2001) BEG 660.83 FT N OF E COR TH S 51 DEG 11'58"W 168.29 FT, N 49 DEG 26'53"W 300.79 FT, N 60 DEG 05'46"W 138.51 FT, N 11 DEG 08'00"W 341.53 FT TO CLAM RIVER, E'LY ALONG RIVER TO E SEC LINE EXC THAT PART OF E 120 FT OF N 1580.9 FT LYING S OF CLAM RIVER. 4.97A.

00 SPLIT ROM 006-00 FOR 02 PURCHASED OUT OF BANKRUPTCY
04-06-01 FOR 58800 0 DIV RTS

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

343' ~ CLAM RIVER

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	343.00	631.18	0.8738	1.1208	250	100		83,983
343 Actual Front Feet, 4.97 Total Acres					Total Est.		Land Value =	83,983

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value

Residential Local Cost Land Improvements

Description	Rate	Size % Good	Cash Value

LAND IMPROVE 1000	1,000.00	1	94	940

Total Estimated Land Improvements True Cash Value = 940

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1934

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1984 SF Floor Area = 1984 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost	New	Depr.	Cost
1 Story	Brick	Slab	960				
1+ Story	Brick	Mich Bsmnt.	1,024				
			Total:	210,442		121,852	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543
2 Fixture Bath	1	2,074	1,141

Water/Sewer

1000 Gal Septic	1	4,109	2,260
Water Well, 100 Feet	1	5,150	2,832

Porches

CCP (1 Story)	192	4,458	2,452

Garages

Class: D Exterior: Pole (Unfinished)			
Base Cost	896	17,472	9,610

Class: D Exterior: Pole (Unfinished)			
Base Cost	5200	97,344	53,539

Built-Ins

Appliance Allow.	1	1,607	884

Fireplaces

Exterior 1 Story	1	4,873	2,680

Deck

w/Roof (Roof portion)	288	3,603	1,982

Totals:	352,120	193,665

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 238,207

Parcel Number: 009-034-006-70

Page: 2

Ag. Bld 1 0, 4 Wall Barn, General Purpose Class:C Quality:Excellent
 Height: 0 ft

Description	Rate	Size	Cost New
Phy/Ab.Phy/Func/Econ/Comb. % Good=100/100/0/0/0		Depr. Cost =	0
ECF (4012 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 1 =		0

Total Estimated True Cash Value of Agricultural Buildings	=	0

2026 Est. T.C.V. 009-034-006-70	=	323,130
Est. TCV/Total Floor Area = 162.87		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
138,200 138,200 138,200	72,771	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 23,400 0	0	1,964 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
161,600 161,600 161,600	74,735	74,735 74,735

009-034-006-80	2026 Est. T.C.V.	WOODSON HAYLEY A
Property Class: 401		5484 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 34 T22N R8W S 200 FT OF E 200 FT OF S 1/2 OF NE 1/4 LYING W'LY OF HWY R/W.
.7461A

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	200.00	163.35	1.0000	0.7994	250	100		39,970
200 Actual Front Feet, 0.75 Total Acres							Total Est. Land Value =	39,970

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	14.89	330	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements				5,000

2026 Est. T.C.V. 009-034-006-80 = 44,970

Est. TCV/Total Floor Area = 22.67, Most recent sale 02/22/2023 for 32,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
18,500	18,500	18,500	14,434	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	4,000	0	0	389	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
22,500	22,500	22,500	14,823	14,823	0	

009-034-006-90	2026 Est. T.C.V.	BIGGER DAVID & CARMEN
Property Class: 401		8481 W WATERGATE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 34 T22N R8W W 1/2 OF W 1/2 OF SW 1/4 OF NE 1/4 LYING S'LY OF HWY M55
RELOCATED. APP 9A

SPLIT FROM 006-00

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	1185.27	0.8823	1.3120	110	100		42,022
330 Actual Front Feet, 8.98 Total Acres							Total Est. Land Value =	42,022

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	728	0	0
Metal Prefab	14.42	576	50	4,153
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				5,103

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1993

(11) Heating System: Forced Heat & Cool, Wood Furnace Add-On

Ground Area = 1688 SF Floor Area = 2532 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,688		
			Total:	344,310	258,194

Other Additions/Adjustments

Exterior

Stone Veneer	200	7,316	5,487

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358
2 Fixture Bath	1	2,996	2,247

Water/Sewer

1000 Gal Septic	1	4,689	3,517
Water Well, 50 Feet	1	3,344	2,508

Deck

Treated Wood	80	2,182	1,636
Treated Wood	32	1,353	1,015

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	528	22,551	16,913
Common Wall: 1 Wall	1	-2,589	-1,942
Door Opener	1	527	395

Class: C Exterior: Pole (Unfinished)

Base Cost	2560	60,544	45,408

Built-Ins

Appliance Allow.	1	2,713	2,035

Porches

WPP	704	10,940	8,205
WPP	20	1,039	779

Breezeways

Parcel Number: 009-034-006-90

Page: 2

Frame Wall	176	11,880	8,910

Totals:	479,695	359,731

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	442,469

2026 Est. T.C.V. 009-034-006-90	=	489,594

Est. TCV/Total Floor Area = 193.36, Most recent sale 03/22/2022 for 350,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
209,100	209,100	209,100	187,389	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	35,700	0	5,059	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
244,800	244,800	244,800	192,448	192,448	192,448

009-034-007-00	2026 Est. T.C.V.	MICH STATE HWY COMM
Property Class: 402		
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 34 T22N R8W HWY M-55 R/W LYING OVER & ACROSS NE 1/4.11.1A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		11.10	Acres		5600	100		62,160
		11.10	Total Acres				Total Est. Land Value =	62,160

2026 Est. T.C.V. 009-034-007-00

= 0

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	0	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-034-007-50	2026 Est. T.C.V.	LAKE TOWNSHIP
Property Class: 402		M-55
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 34 T22N R8W THAT PART OF N 1/2 OF NE 1/4 LYING S'LY & E'LY OF HWY M-55 R/W & THAT PART OF S 1/2 OF NE 1/4 LYING N'LY OF CLAM RIVER. 7.6A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors * 1500 X 220.704

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 9000/A			7.60 Acres		9000	100		68,400
			7.60 Total Acres				Total Est. Land Value =	68,400

2026 Est. T.C.V. 009-034-007-50

= 0

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	0	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-034-008-00	2026 Est. T.C.V.	DEVOS PATRICIA J TRUST
Property Class: 102		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 34 T22N R8W S 1/2 OF N 1/2 OF SE 1/4. 40 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU IRRIGATED	4000/	40.00	Acres	4000	100			160,000
	40.00	Total Acres			Total Est.		Land Value =	160,000

2026 Est. T.C.V. 009-034-008-00 = 160,000

Est. TCV/Total Floor Area = 63.19

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
80,000	80,000	80,000	19,169	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	517	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
80,000	80,000	80,000	19,686	19,686	19,686	

009-034-009-00	2026 Est. T.C.V.	BILLETT WILLIAM N
Property Class: 101		5560 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 34 T22N R8W N 1/2 OF N 1/2 OF SE 1/4. 40 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 30 - 65 ACRES		40.00 Acres			3800	100		152,000
		40.00 Total Acres					Total Est. Land Value =	152,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.11	760	0	0
Wood Frame	28.05	64	50	897
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements True Cash Value =				1,897

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1980

(11) Heating System: Forced Air w/ Ducts , Wood Furnace Add-On

Ground Area = 1092 SF Floor Area = 1092 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,092		
			Total:	140,611	84,365

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Water/Sewer

2000 Gal Septic	1	8,261	4,957
Water Well, 100 Feet	1	5,150	3,090

Deck

Treated Wood	364	5,646	3,388

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	840	16,573	9,944

Built-Ins

Appliance Allow.	1	1,607	964

Porches

WPP	24	1,108	665

Breezeways

Frame Wall	112	4,632	2,779

Totals: 184,576 110,745

Notes: PORTABLE CLASSROOM EST 1980 ORIGINAL CONSTRUCTION

ECF (101 AGRICULTURE) 1.140 => TCV: 126,249

Ag. Bld 1 0, 4 Wall Utility Building	Class:D,Pole	Quality:Low Cost
Height: 12 ft		

Description	Rate	Size	Cost New
Base Cost	4.53	1820	8,245
Default Walls	5.74	1820	10,447

Parcel Number: 009-034-009-00

Page: 2

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/25/100/8.75	Depr. Cost =	1,636
Unit in Place Item(s)	Rate	Quantity/Area
/A22/U00CL	3.64	270
ECF (101 AGRICULTURE)	0.750 => TCV of Bldg: 1 =	1,614

Ag. Bld 2 0, 4 Wall Greenhouse, Framed Class:D,Frame Quality:Cheap
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	9.64	448	4,319

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35	Depr. Cost =	1,512
ECF (101 AGRICULTURE)	0.750 => TCV of Bldg: 2 =	1,134

Ag. Bld 3 0, 4 Wall Utility Shed, 3 Wall Class:D,Pole Quality:Low Cost
Height: 12 ft

Description	Rate	Size	Cost New
Base Cost	3.82	600	2,292
Default Walls	6.50	600	3,900

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35	Depr. Cost =	2,167
ECF (101 AGRICULTURE)	0.750 => TCV of Bldg: 3 =	1,625

Total Estimated True Cash Value of Agricultural Buildings	=	4,373

2026 Est. T.C.V. 009-034-009-00	=	284,519

Est. TCV/Total Floor Area = 260.55

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
120,000	120,000	120,000	56,982	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	22,300	0	1,538	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
142,300	142,300	142,300	58,520	58,520	58,520

009-034-010-00
Property Class: 102
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

DEZEEUW KENNETH W & BRENDA K
W WATERGATE RD
LAKE CITY, MI 49651

PA 116 1991 SEC 34 T22N R8W NW 1/4 EXC BEG ON W LINE 554.54 FT N OF 1/4 POST TH N 52 DEG 35' 56" E 233.23 FT TH N 84 DEG 48' 8" E 25.25 FT TH N 84 DEG 34' 49" E 178.25 FT TH S 5 DEG 38' 31" E 50 FT TH N 84 DEG 17' 44" E 50.27 FT TH N 5 DEG 46' 1" W 50 FT TH ON A 22993.31 FT RADIUS LH CURVE 702.29 FT TH S 7 DEG 31' 1" E 40 FT TH N 82 DEG 25' 14" E 50.25 FT TH N 7 DEG 38' 31" W 40 FT TH ON A 22993.31 FT RADIUS LH CURVE 1473.36 FT, TH N ON 1/4 LINE 152.89 FT, TH ON A 22843.31 FT RADIUS RH CURVE 1493.32 FT, TH N 7 DEG 38'31"W 20 FT, TH S 82 DEG 35'14"W 49.79 FT TH S 7 DEG 31'1"E 20 FT TH ON A 22843.31 FT RADIUS RH CURVE 697.71 FT THN 5 DEG 46'1"W 80 FT TH S 84 DEG 17'44"W49.66 FT TH S 5 DEG 38'31"E 80 FT TH S 84 DEG 34'49"W 177.08 FT TH S 84 DEG 48'8"W 12.28 FT TH N 60 DEG 5'37"W TO W SEC LINE TH S TO POB & EXC W 50 FT OF N 50 FT OF S 1129.54 FT THOF. 150.01A.

FARMLAND DEV RIGHTS AGREEMENT DATED 3-6-02 REMOVED & REPLACED 12-29-08 FOR A TERM OF 34 YEARS, COMM. ON 1-1-1982 AND ENDING 3-31-2015.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU IRRIGATED	4000/	115.00	Acres		4000	100		460,000
AGRICULTRU SURPLUS	2600/	2.65	Acres		2600	100		6,895
AGRICULTRU INFERIOR		25.00	Acres		1400	100		35,000
AGRICULTRU ROW		7.35	Acres		0	100		0
		150.00	Total Acres				Total Est. Land Value =	501,895

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Agricultural Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
8' DIAMETER WELL	15,750.00	1	88	13,860
Total Estimated Land Improvements True Cash Value =				13,860

2026 Est. T.C.V.	009-034-010-00	=	515,755
Est. TCV/Total Floor Area =	472.30,	Most recent sale 04/16/2008 for	99
2025 Assessed	MBOR	S.E.V.	Base for Cap
257,500	257,500	257,500	66,146
			2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	400	0	1,785
2026 Assessed	MBOR	S.E.V.	Capped
257,900	257,900	257,900	67,931
			67,931
			67,931

009-034-011-00
 Property Class: 402
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

MICH STATE HWY COMM
 LAKE CITY, MI 49651

. SEC 34 T22N R8W BEG ON W SEC LINE 554.54 FT N OF 1/4 POST TH N 52 DEG 35' 56" E 233.23 FT TH N 84 DEG 48' 8" E 25.25 FT TH N 84 DEG 34' 49" E 178.25 FT TH S 5 DEG 38' 31" E 50 FT TH N 84 DEG 17' 44" E 50.27 FT TH N 5 DEG 46' 1" W 50 FT TH ON A 22993.31 FT RADIUS LH CURVE 702.29 FT TH S 7 DEG 31' 1" E 40 FT TH N 82 DEG 25' 14" E 50.25 FT TH N 7 DEG 38' 31" W 40 FT TH ON A 22993.31 FT RADIUS LH CURVE 1473.36 FT TH N 0N 1/4 LINE 152.89 FT TH ON A 22843.31 FT RADIUS RH CURVE 1493.32 FT TH N 7 DEG 38'31"W 20 FT TH S 82 DEG 35'14"W 49.79 FT TH S 7 DEG 31'1"E 20 FT TH ON A 22843.31 FT RADIUS RH CURVE 697.71 FT THN 5 DEG 46'1"W 80 FT TH S 84 DEG 17'44"W 49.66 FT TH S 5 DEG 38'31"E 80 FT TH S 84 DEG 34'49"W 177.08 FT TH S 84 DEG 48'8"W 12.28 FT TH N 60 DEG 5'37"W TO W LINE OF SEC TH S TO POB, ALSO W 50 FT OFN 50 FT OF S 1129.54 FT OF NW1/4. 9.99A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		9.99 Acres	5600	100				55,944
		9.99 Total Acres			Total Est.		Land Value =	55,944

2026 Est. T.C.V. 009-034-011-00

= 0

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	0	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-034-012-00	2026 Est. T.C.V.	DEZEEUW KENNETH W & BRENDA K
Property Class: 101		W CADILLAC RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PA 116 1982 SEC 34 T22N R8W SW 1/4 EXC BEG 1800 FT E OF SW COR TH E 135 FT, N 225 FT, W 135 FT, S 225 FT TO POB. 159.3027A.

FARMLAND DEV RIGHTS AGREEMENT DATED 3-6-02 REMOVED & REPLACED 12-29-08 FOR A TERM OF 34 YEARS, COMM. ON 1-1-1982 AND ENDING 3-31-2015.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU IRRIGATED	4000/	119.91	Acres	4000	100			479,640
AGRICULTRU UNTILLABLE		35.50	Acres	3200	100			113,600
		155.41	Total Acres				Total Est. Land Value =	593,240

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Agricultural Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
8' DIAMETER WELL	15,750.00	1	88	13,860
Total Estimated Land Improvements				True Cash Value = 13,860

Ag. Bld 1 1941, 4 Wall Barn, General Purpose Class:D,Frame Quality:Low Cost
Height: 30 ft

Description	Rate	Size	Cost New
Base Cost	22.90	1600	36,640
Default Walls	14.35	1600	22,960

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/50/100/17.5 Depr. Cost = 10,430
ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 1 = 7,823

Ag. Bld 2 1961, 4 Wall Barn, General Purpose Class:D,Frame Quality:Low Cost
Height: 30 ft

Description	Rate	Size	Cost New
Base Cost	21.83	2304	50,296
Default Walls	13.68	2304	31,519

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/90/100/31.5 Depr. Cost = 25,772
ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 2 = 19,329

Ag. Bld 3 1965, Lean-To Utility Shed, Lean-To Class:D,Pole Quality:Low Cost
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	2.46	3648	8,974
Default Walls	4.68	2736	12,804

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/90/100/31.5 Depr. Cost = 6,860
ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 3 = 5,145

Ag. Bld 4 1956, 4 Wall Utility Building Class:D,Frame Quality:Low Cost
Height: 8 ft

Description	Rate	Size	Cost New
Base Cost	7.98	960	7,661
Default Walls	6.23	960	5,981

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/75/100/26.25 Depr. Cost = 3,581
ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 4 = 2,686

Ag. Bld 5 1965, 4 Wall Barn, Free-Stall Class:D,Pole Quality:Low Cost
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	8.49	4480	38,035

Parcel Number: 009-034-012-00

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Default Walls	5.33	4480	23,878

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/75/100/26.25	Depr. Cost =	16,252
ECF (101 AGRICULTURE)	0.750 => TCV of Bldg: 5 =	12,189

Ag. Bld 6 1944, 4 Wall Toolshed	Class:D,Frame	Quality:Low Cost
Height: 8 ft		

Description	Rate	Size	Cost New
Base Cost	8.13	280	2,276
Default Walls	7.63	280	2,136

Phy/Ab.Phy/Func/Econ/Comb. % Good=25/100/100/100/25	Depr. Cost =	1,103
ECF (101 AGRICULTURE)	0.750 => TCV of Bldg: 6 =	827

Ag. Bld 7 0, 4 Wall Barn, Free-Stall	Class:D,Pole	Quality:Cheap
Height: 10 ft		

Description	Rate	Size	Cost New
Base Cost	4.34	9120	39,581
Default Walls	5.10	9120	46,512

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60	Depr. Cost =	51,656
ECF (101 AGRICULTURE)	0.750 => TCV of Bldg: 7 =	38,742

Total Estimated True Cash Value of Agricultural Buildings	=	86,741

2026 Est. T.C.V. 009-034-012-00	=	693,841

Est. TCV/Total Floor Area = 635.39, Most recent sale 04/16/2008 for 99

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
338,500	338,500	338,500	138,356	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,400	0	3,735	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
346,900	346,900	346,900	142,091	142,091	142,091

009-034-012-95	2026 Est. T.C.V.	DEZEEUW KENNETH W & BRENDA K
Property Class: 401		8670 W CADILLAC RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 34 T22N R8W BEG 1800 FT E OF SW COR OF SW 1/4 TH E 135 FT, N 225 FT, W 135 FT, S 225 FT TO POB. .6973A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	135.00	225.00	1.1033	0.8660	110	100		14,188
135 Actual Front Feet, 0.70 Total Acres							Total Est. Land Value =	14,188

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls D Blt 1920

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 996 SF Floor Area = 1464 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	624		
1 Story	Siding	Basement	372		
		Total:		158,826	111,178

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	692

Water/Sewer

1000 Gal Septic	1	4,109	2,876
Water Well, 50 Feet	1	3,344	2,341

Porches

CCP (1 Story)	120	2,934	1,350	*46% Good

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	560	16,134	12,100	*75% Good

Built-Ins

Appliance Allow.	1	1,607	1,125

Breezeways

Frame Wall	80	4,156	2,909

Totals:	192,098	134,571

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 165,522

2026 Est. T.C.V. 009-034-012-95 = 180,680
 Est. TCV/Total Floor Area = 123.42, Most recent sale 01/01/2002 for 50,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
76,400	76,400	76,400	41,337	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,900	0	1,116	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
90,300	90,300	90,300	42,453	42,453	0

009-034-013-00
 Property Class: 102
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

DEZEEUW KENNETH & BRENDA
 CADILLAC RD
 LAKE CITY, MI 49651

. PA 116 1985 SEC 34 T22N R8W S 1/2 OF SE 1/4. 80A.
 FARMLAND DEV RIGHTS AGREEMENT 1-1-1985 TO 12-31-2014.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU IRRIGATED	4000/	80.00	Acres	4000	100			320,000
	80.00	Total Acres			Total Est.	Land Value =		320,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Agricultural Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
8' DIAMETER WELL	15,750.00	1	88	13,860
Total Estimated Land Improvements		True	Cash Value =	13,860

2026 Est. T.C.V. 009-034-013-00 = 333,860

Est. TCV/Total Floor Area = 228.05, Most recent sale 02/18/2004 for 120,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
166,900	166,900	166,900	92,263	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	2,491	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
166,900	166,900	166,900	94,754	94,754	94,754	

009-035-001-00	2026 Est. T.C.V.	MULDER HAROLD D
Property Class: 401		7021 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W E 1/4 OF NE 1/4 OF NE 1/4 EXC N'LY 75 FT THEREOF. 9.4318 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	1244.76	0.8823	1.3282	110	100		42,539
330 Actual Front Feet,	9.43	Total Acres			Total Est.		Land Value =	42,539

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	72	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2014

(11) Heating System: Forced Air w/ Ducts

Ground Area = 849 SF Floor Area = 849 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	849		
Total:				123,749	111,373

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	1,066

Water/Sewer

1000 Gal Septic	1	4,386	3,947
Water Well, 50 Feet	1	3,344	3,010

Porches

WCP (1 Story)	55	3,150	2,835
WCP (1 Story)	28	2,101	1,891

Built-Ins

Appliance Allow.	1	1,897	1,707

Totals: 139,812 125,829

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 154,770

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1974

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 14 Perimeter: 0

Base Rate for Upper Floors = 19.01

Adjusted Square Foot Cost for Upper Floors = 19.01

Total Floor Area: 2,128 Base Cost New of Upper Floors = 40,453

Reproduction/Replacement Cost = 40,453

Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0

Total Depreciated Cost = 14,159

Parcel Number: 009-035-001-00

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ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 13,167
 Replacement Cost/Floor Area= 19.01 Est. TCV/Floor Area= 6.19

Total Estimated True Cash Value of Commercial/Industrial Buildings = 13,167

2026 Est. T.C.V. 009-035-001-00 = 211,426

Est. TCV/Total Floor Area = 71.02

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
88,800	88,800	88,800	66,620	2.70		
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	16,900	0	0	1,798	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
105,700	105,700	105,700	68,418	68,418	68,418	

009-035-002-00	2026 Est. T.C.V.	MULDER HAROLD D
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W W 1/2 OF E 1/2 OF NE 1/4 OF NE 1/4 EXC THAT PART N OF A LINE
 75 FT S OF BEG 1.07 FT S 52' 56" W & S 89 DEG 7' 4" E 225.18 FT OF NE COR OF SEC
 TH ON A LH 17188.734 FT RADIUS CURVE 3057.41 FT CHORD BEARING S 85 DEG 47' 11.5"
 W 3053.39 FT TO END. 9.4318 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	1226.00	0.8823	1.3231	110	100		42,378
330 Actual Front Feet,	9.29	Total Acres			Total Est. Land Value =			42,378

2026 Est. T.C.V. 009-035-002-00	=	42,378

Est. TCV/Total Floor Area = 14.24

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
17,300	17,300	17,300	7,375	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,900	0	199	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
21,200	21,200	21,200	7,574	7,574	7,574	

009-035-003-00	2026 Est. T.C.V.	FOUTS JAMES B & TRIBLEY SHANNON M
Property Class: 401		7249 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W W 1/2 OF W 1/2 OF NE 1/4 OF NE 1/4 EXC THAT PART N OF A LINE
75 FT S OF BEG 1.07 FT S 52' 56" W & 225.18 FT S 89 DEG 7' 4" E OF NE SEC COR TH
ON A 17188.734 FT RADIUS LH CURVE 3057.41 FT CHORD BEARING S 85 DEG 47' 11.5" W
3053.39 FT TO END. 9.4318 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	1244.76	0.8823	1.3282	110	100		42,539
330 Actual Front Feet,	9.43	Total Acres			Total Est.		Land Value =	42,539

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1998

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1560 SF Floor Area = 1560 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,560		
			Total:	180,544	144,436

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	948
2 Fixture Bath	1	2,502	2,002

Water/Sewer

1000 Gal Septic	1	4,386	3,509
Water Well, 50 Feet	1	3,344	2,675

Deck

Treated Wood	100	2,400	1,920
Treated Wood	48	1,628	1,302
Treated Wood	80	2,133	1,706
w/Roof (Roof portion)	300	4,110	3,288

Built-Ins

Appliance Allow.	1	1,897	1,518

Fireplaces

Prefab 1 Story	1	2,147	1,718

Totals: 206,276 165,022

Notes: 1998 CENTURY #MX9948281ABF

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 163,372

2026 Est. T.C.V. 009-035-003-00 = 205,911

Est. TCV/Total Floor Area = 131.99, Most recent sale 02/04/2014 for 68,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
80,100	80,100	80,100	45,174	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	22,900	0	0	1,219	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
103,000	103,000	103,000	46,393	46,393	0	

009-035-004-00	2026 Est. T.C.V.	TRIBLEY DOROTHY J
Property Class: 401		7139 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W E 1/2 OF W 1/2 OF NE 1/4 OF NE 1/4 EXC N'LY 75 FT THEREOF.
9.4318 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	1244.76	0.8823	1.3282	110	100		42,539
330 Actual Front Feet,	9.43	Total Acres			Total Est.	Land Value =		42,539

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	768	0	0
Wood Frame	37.80	48	50	907

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements		True Cash Value =		1,857

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C -5 Blt 1940

(11) Heating System: Forced Heat & Cool
Ground Area = 960 SF Floor Area = 1680 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	960		
			Total:	212,776	138,320

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174

Porches

CCP (1 Story)	208	5,743	3,733
CGEP (1 Story)	147	10,552	6,859
WCP (1 Story)	56	3,546	2,305

Deck

Treated Wood	384	6,121	3,979

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	864	28,737	18,679
Class: C Exterior: Pole (Unfinished)			
Base Cost	768	19,776	12,854

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SOLAR POWER SYSTEM	1	1	1	*100% Good

Totals:	299,420	194,639

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 239,406

2026 Est. T.C.V. 009-035-004-00	=	283,802
Est. TCV/Total Floor Area = 168.93		

Parcel Number: 009-035-004-00

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2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	120,300	120,300	120,300	55,636	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	21,600	0	0	1,502	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	141,900	141,900	141,900	57,138	57,138	57,138

009-035-005-00	2026 Est. T.C.V.	GISCHIA JEFFREY T & DEBORAH A
Property Class: 401		7421 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 35 T22N R8W (2*2001) N 660 FT OF W 990 FT OF SW 1/4 OF NE 1/4. 15A.

01 SPLIT 25 AC TO 005-40 FOR 02 0 DIV RTS REMAINING

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		15.00	Acres		5600	100		84,000
		15.00	Total Acres				Total Est. Land Value =	84,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	384	50	1,263
Wood Frame	23.51	308	50	3,620

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
				Total Estimated Land Improvements True Cash Value = 9,633

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = 2305 SF Floor Area = 3346 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,112		
2 Story	Siding	Slab	575		
1 Story	Siding	Slab	330		
1 Story	Siding	Basement	288		
1 Story	Siding	Overhang	188		
		Total:		432,665	346,132

Other Additions/Adjustments

Recreation Room	1112	21,095	16,876
Basement, Outside Entrance, Above Grade	2	3,959	3,167

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 100 Feet	1	5,734	4,587

Porches

WGEP (1 Story)	32	5,166	4,133
WCP (1 Story)	132	6,291	5,033
WGEP (1 Story)	113	11,111	8,889
WSEP (1 Story)	168	9,428	7,542

Deck

Treated Wood	380	6,080	4,864

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	900	39,888	31,910
Storage Over Garage	600	7,944	6,355
Common Wall: 1 Wall	1	-2,589	-2,071
Door Opener	2	1,054	843

Class: C Exterior: Pole (Unfinished)

Base Cost	2560	60,544	48,435

Parcel Number: 009-035-005-00

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Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	1296	40,876	32,701
Built-Ins			
Appliance Allow.	1	2,713	2,170
Fireplaces			
Interior 2 Story	1	6,520	5,216
Breezeways			
Frame Wall	183	12,353	9,882
Totals:		681,421	545,135

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 670,516

Cost Est. for Res. Bldg: 2 Single Family GRG Cls C Blt 0

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	-4,478	-3,358
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			1360	32,164	24,123
Totals:				27,686	20,765

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 25,541

2026 Est. T.C.V. 009-035-005-00 = 789,690

Est. TCV/Total Floor Area = 236.01, Most recent sale 10/01/2002 for 250,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
342,500	342,500	342,500	188,292	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	52,300	0	0	5,083	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
394,800	394,800	394,800	193,375	193,375	193,375	

009-035-005-40	2026 Est. T.C.V.	GISCHIA JEFFREY T & DEBORAH A
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 35 T22N R8W (11*TRACT*2001) SW 1/4 OF NE 1/4 EXC N 660 FT OF W 990 FT TH0F.
25A.

01 SPLIT FROM 005-00 FOR 02 11 DIV RTS (TRACT)

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>80@\$3800		25.00 Acres			3800	100		95,000
		25.00 Total Acres					Total Est. Land Value =	95,000

2026 Est. T.C.V. 009-035-005-40	=	95,000

Est. TCV/Total Floor Area = 28.39

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
46,300	46,300	46,300	26,494	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	0	715	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
47,500	47,500	47,500	27,209	27,209	27,209	

009-035-006-00	2026 Est. T.C.V.	DUVALL GREGORY A & SHERYL F
Property Class: 401		7341 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W E 1/2 OF NW 1/4 OF NE 1/4 EXC THAT PT LYING NW'LY OF LINE 75 FT SE'LY OF & PAR TO LINE DESC AS BEG AT PT S 00 DEG 52' 56" W 1.07 FT & S 89 DEG 07' 04" E 225.18 FR NE COR SEC 35 SD POB ALSO BEING PT OF CURVE OF 17188.734 FT RADIUS CURVE SW'LY & TO LEFT CHORD BEARING S 85 DEG 47' 11.5" W 3053.39 FT TH ALG ARC 3057.41 FT TO PT OF ENDING. 17.50 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		17.50 Acres			5600	100		98,000
		17.50 Total Acres					Total Est. Land Value =	98,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	860	0	0
Wood Frame	26.96	144	50	1,941
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,891

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1998

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1520 SF Floor Area = 1520 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,520		
			Total:	229,182	183,346

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 50 Feet	1	3,344	2,675

Porches

WCP (1 Story)	40	2,880	2,304

Deck

Treated Wood	432	6,610	5,288
w/Roof (Roof portion)	180	3,022	2,418

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	576	28,771	23,017
Common Wall: 1/2 Wall	1	-1,294	-1,035

Class: D Exterior: Pole (Unfinished)

Base Cost	960	18,499	14,799

Built-Ins

Appliance Allow.	1	2,713	2,170

Totals: 304,316 243,453

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 299,447

2026 Est. T.C.V. 009-035-006-00

= 400,338

Parcel Number: 009-035-006-00

Page: 2

 Est. TCV/Total Floor Area = 263.38, Most recent sale 05/01/1997 for 16,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
173,100	173,100	173,100	105,737	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	27,100	0	0	2,854	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
200,200	200,200	200,200	108,591	108,591	108,591	

009-035-007-00	2026 Est. T.C.V.	MICH STATE HWY COMM
Property Class: 402		
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 35 T22N R8W 7.71 A M/L
 THAT PT OF NE 1/4 LYING NW'LY OF LINE 75 FT SE'LY OF & PAR TO LINE DESC AS BEG
 AT PT S 00 DEG 52' 56" W 1.07 FT & S 89 DEG 07' 04" E 225.18 FT FR NE COR OF SEC
 SAID POB ALSO BEING PT OF CURVE OF 17188.734 FT RADIUS CURVE SW'LY & TO LEFT
 CHORD BEARING S 85 DEG 47' 11.5" W 3053.39 FT TH ALG ARC 3057.41 FT TO PT OF
 ENDING EXC THAT PART OF W/2 OF NW/4 OF NE/4 LYING N OF A LINE 75 FT NW'LY OF
 C/L OF HWY M55.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>400	\$3800	7.71 Acres	3800	100				29,298
		7.71 Total Acres			Total Est.	Land Value =		29,298

2026 Est. T.C.V.	009-035-007-00	=	0
Est. TCV/Total Floor Area	= 0.00		
2025 Assessed	MBOR	S.E.V.	Base for Cap
0	0	0	0
			IRM
			2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	0	0	0
			Losses
			0
2026 Assessed	MBOR	S.E.V.	Capped
0	0	0	0
			->Taxable<-
			PRE/MBT
			0

009-035-007-95	2026 Est. T.C.V.	VANDRIE BUILDING CO INC
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 35 T22N R8W (0*2004) 1.17 A M/L
 THAT PART OF W/2 OF NW/4 OF NE/4 LYING N OF A LINE 75FT NW'LY OF C/L OF HWY M55.

04 SPLIT FROM MDOT FOR 05

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	92.33	734.00	1.0000	10.0000	110	100*		0
Residentia 1 - 2.99@\$9000		1.17 Acres	9000	100				10,539
* denotes lines that do not contribute to the total acreage calculation.								
1.17 Total Acres Total Est. Land Value =								10,539

2026 Est. T.C.V. 009-035-007-95 = 10,539

Est. TCV/Total Floor Area = 6.93, Most recent sale 06/07/2004 for 3,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,300	5,300	5,300	3,337	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	90	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,300	5,300	5,300	3,427	3,427	0	

009-035-008-00	2026 Est. T.C.V.	FORD DAVID & DAWN
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W S 1/2 OF E 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4 & W 33 FT OF N 1/2 OF E 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4 LYING S OF HWY M-55. 5.37A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	708.84	0.8823	1.1538	110	100		36,954
330 Actual Front Feet, 5.37 Total Acres							Total Est. Land Value =	36,954

2026 Est. T.C.V. 009-035-008-00 = 36,954

Est. TCV/Total Floor Area = 24.31, Most recent sale 06/29/2007 for 20,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
15,100	15,100	15,100	7,746	2.70			
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	3,400	0	209	0			
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
18,500	18,500	18,500	7,955	7,955	7,955		

009-035-008-50	2026 Est. T.C.V.	FORD DAVID
Property Class: 401		7397 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W N 1/2 OF E 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4 LYING S OF M-55
RELOCATED EXC W 33 FT THOF. 3A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	296.00	441.49	0.9066	1.0250	110	100		30,258
296 Actual Front Feet,	3.00	Total Acres			Total Est.	Land Value =		30,258

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	5900	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	2	95	9,500
Total Estimated Land Improvements True Cash Value =				9,500

Cost Est. for Res. Bldg: 1 Single Family BI Cls C 5 Blt 1986

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1439 SF Floor Area = 2290 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Bi-Level	Siding	Bi-Lev. 80%	1,064		
1 Story	Siding	Slab	375		
			Total:	262,094	196,558

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066

Water/Sewer

1000 Gal Septic	1	4,689	3,517
Water Well, 50 Feet	1	3,344	2,508

Porches

WPP	576	10,207	7,655
WPP	274	5,340	4,005

Built-Ins

Appliance Allow.	1	2,713	2,035

Breezeways

Frame Wall	126	8,505	6,379

Garages

Class: C Exterior: Pole (Unfinished)			
Base Cost	1295	30,627	22,970

Carports

Aluminum	379	5,416	4,062

Totals:	334,357	250,755

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 308,429

Cost Estimates for Commercial/Industrial Building/Section: 1	Built 1983
Description of Occupancy: FORD'S ELECTRONICS	

Costs are taken from the Warehouses - Storage cost schedules.

<<<<<

Calculator Cost Computations

>>>>>

Parcel Number: 009-035-008-50

Page: 2

Class: D Quality: Low Cost
 Stories: 1 Story Height: 8 Perimeter: 216
 Overall Building Height: 8

Base Rate for Upper Floors = 37.80

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 4.38 100%
 Adjusted Square Foot Cost for Upper Floors = 42.18

Total Floor Area: 2,432 Base Cost New of Upper Floors = 102,582

Reproduction/Replacement Cost = 102,582
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0
 Total Depreciated Cost = 55,394

ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 51,517
 Replacement Cost/Floor Area= 42.18 Est. TCV/Floor Area= 21.18

Total Estimated True Cash Value of Commercial/Industrial Buildings = 51,517

2026 Est. T.C.V. 009-035-008-50 = 399,704

Est. TCV/Total Floor Area = 84.65

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
173,500	173,500	173,500	95,022	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	26,400	0	0	2,565	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
199,900	199,900	199,900	97,587	97,587	71,239	

009-035-009-00	2026 Est. T.C.V.	OSBORN ROBERT & MOLLIE
Property Class: 401		7451 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W W 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4 EXC THAT PART N OF A LINE
75 FT S OF BEG 1.07 FT S 52' 56" E & 225.18 FT S 89 DEG 7' 4" E OF NE SEC COR TH
ON A 17188.734 FT RADIUS LH CURVE 3053.39 FT CHORD BEARING S 85 DEG 47' 11.5" W
3057.41 FT TO END. 8.04 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	1108.80	0.8823	1.2903	110	100		41,327
330 Actual Front Feet, 8.40 Total Acres								Total Est. Land Value = 41,327

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	38.89	12	0	0
D/W/P: 4in Ren. Conc.	10.25	763	0	0
D/W/P: 4in Concrete	8.14	502	0	0
Wood Frame	31.79	195	50	3,099

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000

Commercial Local Cost Land Improvements

Description	Rate	Size	% Good	Arch	Mult	Cash Value
PAVING	0.40	6500	88	100		2,288
CONCRETE	0.40	2354	88	100		829
Total Estimated Land Improvements True Cash Value =						11,216

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls B-10 Blt 2001

(11) Heating System: Forced Heat & Cool

Ground Area = 1959 SF Floor Area = 3046 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	784		
1.5 Story	Siding	Basement	1,175		
1 Story	Siding	Overhang	500		
			Total:	514,727	411,749

Other Additions/Adjustments

Recreation Room	1924	57,143	45,714

Plumbing

Average Fixture(s)	1	3,194	2,555
3 Fixture Bath	2	20,151	16,121

Water/Sewer

1000 Gal Septic	1	5,894	4,715
Water Well, 100 Feet	1	6,806	5,445

Porches

CCP (1 Story)	50	2,222	1,778

Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	730	51,297	41,038
Common Wall: 2 Wall	1	-7,028	-5,622
Door Opener	2	1,475	1,180

Built-Ins

Appliance Allow.	1	6,717	5,374

Totals:	662,598	530,047

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 651,958

Cost Est. for Res. Bldg: 2 Single Family 2S Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool
Ground Area = 576 SF Floor Area = 1248 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	576		
1 Story	Siding	Overhang	96		
			Total:	193,569	164,533

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1		2,094	1,780
Water/Sewer					
1000 Gal Septic		1		5,433	4,618
Water Well, 100 Feet		1		6,387	5,429
Deck					
Treated Wood		192		4,136	3,516
Built-Ins					
Appliance Allow.		1		3,899	3,314
			Totals:	215,518	183,190

Notes: CARDINAL CREATIONS RENTAL HOUSE

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 225,324

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2002
Description of Occupancy: P#20140524 & 20200549

Costs are taken from the Stores - Warehouse Discount cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 12 Perimeter: 260
Overall Building Height: 24

Base Rate for Upper Floors = 48.94
Mezzanine 1 Storage Base Rate = 30.25

(10) Heating system: Package Heating & Cooling Cost/SqFt: 19.94 100%
Adjusted Square Foot Cost for Upper Floors = 68.88

Total Floor Area: 3,264	Base Cost New of Upper Floors =	224,824
Mezzanine 1 Area: 1,728	Base Cost New of Mezzanine =	52,272

Reproduction/Replacement Cost =		277,096
Eff.Age:5	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0	
Total Depreciated Cost =		227,219

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercials

Item Description	Cost Col.	Rate	# or Height	SqFt	Adj.	Adj.	Cost

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost =		0
Eff.Age:5	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0	

Parcel Number: 009-035-009-00

Page: 3

Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI4/R00C/ALUSCCOTPPA	4.72	272	1.00	100	1,284

ECF (4012 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 1 =	212,508
Replacement Cost/Floor Area= 85.29	Est. TCV/Floor Area= 65.11	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 212,508

2026 Est. T.C.V. 009-035-009-00 = 1,142,333

Est. TCV/Total Floor Area = 151.14, Most recent sale 03/16/2011 for 500,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
499,400	499,400	499,400	305,978	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	71,800	0	8,261	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
571,200	571,200	571,200	314,239	314,239	270,246

009-035-010-00	2026 Est. T.C.V.	GISCHIA JEFFREY T & DEBORAH A
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 35 T22N R8W (11*TRACT*2001) SE 1/4 OF NE 1/4. 40A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia INFERIOR@	\$1400	40.00	Acres	1400	100			56,000
		40.00	Total Acres				Total Est. Land Value =	56,000

2026 Est. T.C.V. 009-035-010-00

= 56,000

Est. TCV/Total Floor Area = 7.41

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
28,000	28,000	28,000	25,592	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	690	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,000	28,000	28,000	26,282	26,282	26,282	

009-035-012-00	2026 Est. T.C.V.	MICH STATE HWY COMM
Property Class: 402		
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 35 T22N R8W HWY M-55 R/W LYING OVER & ACROSS NW 1/4.10.47A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>40@	\$3800	10.47	Acres		3800	100		39,786
		10.47	Total Acres				Total Est. Land Value =	39,786

2026 Est. T.C.V. 009-035-012-00

= 0

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	0	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-035-012-50	2026 Est. T.C.V.	LAKE TOWNSHIP
Property Class: 402		M-55
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 35 T22N R8W ALL THAT PART OF NW 1/4 LYING S'LY OF HWY M-55 RELOCATED, N OF CLAM RIVER & W OF CLAM RIVER ESTATES SUBDIVISION. APPROX 6.9A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

700' X 429.377'

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	429.38	700.00	0.8261	1.1502	250	100		101,997
429 Actual Front Feet, 6.90 Total Acres							Total Est. Land Value =	101,997

2026 Est. T.C.V. 009-035-012-50

= 0

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	0	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-035-013-00	2026 Est. T.C.V.	GISCHIA JEFFREY T & DEBORAH A
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W E 4 RDS OF NE 1/4 OF NW 1/4 LYING S'LY OF HWY M-55. 1.55 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors * 66 X 1023

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	66.00	1023.00	1.3194	1.2646	110	100		12,113
66 Actual Front Feet, 1.55 Total Acres							Total Est. Land Value =	12,113

2026 Est. T.C.V. 009-035-013-00 = 12,113

Est. TCV/Total Floor Area = 1.60

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,000	5,000	5,000	2,371	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,100	0	64	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,100	6,100	6,100	2,435	2,435	2,435	

009-035-014-00	2026 Est. T.C.V.	SAWMILLER JEREMY & HILARY
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W THAT PART OF NE 1/4 OF NW 1/4 LYING N OF RE-CONSTRUCTED M-55 & N'LY & E'LY OF BLUE RD. .9325 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

ADJACENT BLUE RD ESTATES

Description	Frontage	Depth	Front	Depth	Rate %	Adj. Reason	Value
Residentia 1 - 2.99@	\$9000	0.93	Acres	9000	100		8,370
		0.93	Total Acres			Total Est. Land Value =	8,370

2026 Est. T.C.V. 009-035-014-00

= 8,370

Est. TCV/Total Floor Area = 1.11

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
4,200	4,200	4,200	2,934	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	79	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,200	4,200	4,200	3,013	3,013	3,013	

009-035-015-00	2026 Est. T.C.V.	WEIMEISTER J R & WEIMEISTER L A J/T
Property Class: 401		5271 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W A PARCEL OF LAND BEG AT A PT WHERE CLAM RIVER INTERSECTS N & S SEC LINE ON OLD M-55 ON THE S SIDE OF CLAM RIVER, TH S 250 FT; TH E 365 FT; TH N 500 FT: TO RIVER TH W 365 FT, ALONG RIVER TO POB. 3.1422 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	365.00	374.74	0.8604	0.9838	250	100		77,238
365 Actual Front Feet, 3.14 Total Acres							Total Est. Land Value =	77,238

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	37.80	48	50	907
Total Estimated Land Improvements True Cash Value =				907

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1938

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1072 SF Floor Area = 1072 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	560		
1 Story	Siding	Crawl Space	512		
			Total:	147,836	103,485

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 50 Feet	1	3,344	2,341

Porches

WPP	67	2,616	1,831
WPP	48	2,152	1,506

Deck

Treated Wood	288	5,069	3,548

Garages

Class: C Exterior: Pole (Unfinished)			
Base Cost	560	15,798	11,059

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Direct-Vented Gas	1	2,963	2,074

Totals: 188,602 132,020

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 162,385

2026 Est. T.C.V. 009-035-015-00 = 240,530

Est. TCV/Total Floor Area = 224.38

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
100,800	100,800	100,800	45,593	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	19,500	0	1,231	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

120,300

120,300

120,300

46,824

46,824

0

009-035-016-00	2026 Est. T.C.V.	MERRITT GARY A
Property Class: 401		5511 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 35 T22N R8W N 1/2 OF NW 1/4 OF NW 1/4 OF SW 1/4 & S 170 FT OF SW 1/4 OF SW 1/4 OF NW 1/4 S OF CLAM RIVER. 7.2758 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

500' X 633.868' IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	200.00	400.00	1.0000	1.0000	250	100		50,000
Residentia 8 - 17 @\$5600			5.44 Acres		5600	100		30,458
200 Actual Front Feet, 7.28 Total Acres							Total Est. Land Value =	80,458

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	168	71	785
Total Estimated Land Improvements				785

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C -5 Blt 1975

(11) Heating System: Wall/Floor Furnace

Ground Area = 1008 SF Floor Area = 1512 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,008		
			Total:	191,996	124,818

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174

Porches

WCP (1 Story)	96	4,936	3,208

Deck

Treated Wood	168	3,558	2,313

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	624	17,041	11,077

Built-Ins

Appliance Allow.	1	2,713	1,763

Totals: 234,177 152,236

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 187,250

2026 Est. T.C.V. 009-035-016-00 = 268,493

Est. TCV/Total Floor Area = 177.57

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
113,200	113,200	113,200	60,490	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	21,000	0	0	1,633	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
134,200	134,200	134,200	62,123	62,123	62,123	

009-035-017-00	2026 Est. T.C.V.	RODGERS MICHAEL L
Property Class: 401		5521 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W THAT PART OF E 3/4 OF N 1/2 OF N 1/2 OF N 1/2 OF SW 1/4 & OF E 3/4 OF S 1/2 OF NW 1/4 LYING W'LY & S'LY OF CLAM RIVER. 6.25 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

		* Factors *		430' X 633.14' IRR		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
I 200' @ 250/	200.00	400.00	1.0000	1.0000	250 100	50,000
Residentia 3 - 7 @\$9000		4.41 Acres			9000 100	39,717
200 Actual Front Feet, 6.25 Total Acres Total Est. Land Value =						89,717

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1976

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1152 SF Floor Area = 1152 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Basement	1,152			
			Total:	159,945	103,964	
Other Additions/Adjustments						
Basement, Outside Entrance, Below Grade			1	2,293	1,490	
Plumbing						
Average Fixture(s)			1	1,185	770	
2 Fixture Bath			1	2,502	1,626	
Water/Sewer						
1000 Gal Septic			1	4,386	2,851	
Water Well, 50 Feet			1	3,344	2,174	
Deck						
Pine			372	4,676	2,151	*46% Good
Built-Ins						
Appliance Allow.			1	1,897	1,233	
Fireplaces						
Interior 1 Story			1	4,610	2,996	
Garages						
Class: CD Exterior: Pole (Unfinished)						
Base Cost			1200	25,428	17,037	*67% Good
Totals:				210,266	136,292	

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 167,639

2026 Est. T.C.V. 009-035-017-00				=	257,356
Est. TCV/Total Floor Area = 223.40					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
104,400	104,400	104,400	56,270	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	24,300	0	1,519	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
128,700	128,700	128,700	57,789	57,789	57,789

009-035-018-00	2026 Est. T.C.V.	VANHOUTEN CLIFFORD J & SALLY TRUST
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W W 1/2 OF S 1/2 OF N 1/2 OF NW 1/4 OF SW 1/4. 5A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>10@	\$5000	5.00	Acres	5000	100			25,000
		5.00	Total Acres				Total Est. Land Value =	25,000

2026 Est. T.C.V. 009-035-018-00 = 25,000

Est. TCV/Total Floor Area = 21.70

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
9,300	9,300	9,300	5,527	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,200	0	149	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,500	12,500	12,500	5,676	5,676	5,676	

009-035-018-50	2026 Est. T.C.V.	VANHOUTEN CLIFFORD J & SALLY TRUST
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W E 1/2 OF S 1/2 OF N 1/2 OF NW 1/4 OF SW 1/4 LYING WZLY OF CLAM RIVER. 5A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>100	5000	5.00	Acres	5000	100			25,000
		5.00	Total Acres				Total Est. Land Value =	25,000

2026 Est. T.C.V. 009-035-018-50	=	25,000

Est. TCV/Total Floor Area = 21.70

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
9,300	9,300	9,300	5,323	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,200	0	143	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
12,500	12,500	12,500	5,466	5,466	5,466

009-035-019-00	2026 Est. T.C.V.	SCHOLTEN ARLENE M
Property Class: 401		5675 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 35 T22N R8W S 134 FT OF W 225 FT OF N/2 OF S/2 OF NW/4 OF SW/4.
.6921 A M/L

SPLIT .5657 AC TO 019-75 FOR 97
05 SPLIT .70 AC. TO 019-10 FOR 06

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	134.00	225.00	1.1053	0.8660	110	100		14,109
134 Actual Front Feet, 0.69 Total Acres								Total Est. Land Value = 14,109

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	3100	0	0
D/W/P: 4in Concrete	6.96	600	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C -5 Blt 2005

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1368 SF Floor Area = 1368 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,368		
Total:				174,483	148,319

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

WPP	144	3,979	3,382
WPP	16	831	706

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	784	29,604	25,163
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	1	527	448

Class: C Exterior: Pole (Unfinished)

Base Cost	1200	28,380	24,123

Built-Ins

Appliance Allow.	1	2,713	2,306

Deck

w/Roof (Roof portion)	480	7,205	6,124

Totals:	261,456	222,245

Notes: MODULAR

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 273,361

Parcel Number: 009-035-019-00

Page: 2

2026 Est. T.C.V. 009-035-019-00 = 292,470
 Est. TCV/Total Floor Area = 213.79, Most recent sale 05/01/1996 for 3,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
126,400	126,400	126,400	51,573	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,800	0	0	1,392	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
146,200	146,200	146,200	52,965	52,965	52,965

009-035-019-10	2026 Est. T.C.V.	DICK RONALD L & BETTE JO TRUSTEES
Property Class: 102		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 35 T22N R8W (2*2005) S 1/2 OF NW 1/4 OF SW 1/4 EXC S/2 OF SW/4 OF NW/4
 OF SW/4 & EXC S 134 FT OF W 225 FT OF N/2 OF S/2 OF NW/4 OF SW/4 & EXC BEG S 0
 DEG 0'44" W 653.46 FT & S 89 DEG 45'09" E 1170.38 FT FROM W 1/4 COR TH S 89 DEG
 45'09" E 150 FT, S 0 DEG 01'27" W 100 FT N 44 DEG 46'54" W 90 FT, N 66 DEG 59'12"
 W 94.04 FT TO POB & EXC W 554 FT OF N 160 FT THOF. 12.106 A M/L

05 Split from 035-019-00 for 06

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 8 - 17 Acres		12.10 Acres			3800	100		45,980
		12.10 Total Acres					Total Est. Land Value =	45,980

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Agricultural Local Cost Land Improvements				
Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value
8' DIAMETER WELL	15,750.00	1	89	14,017
Total Estimated Land Improvements				True Cash Value = 14,017

2026 Est. T.C.V. 009-035-019-10 = 59,997

Est. TCV/Total Floor Area = 43.86, Most recent sale 04/15/2005 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
26,400	26,400	26,400	17,225	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	3,600	0	0	465	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,000	30,000	30,000	17,690	17,690	17,690	

009-035-019-75	2026 Est. T.C.V.	MOON BRADLEY D & INGRAHAM AUTUMN D
Property Class: 401		5663 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2012-00761 WD the East 154 feet of the West 554 feet of the North 160 feet of the North 1/2 of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 35, Town 22 North, Range 8 West, Lake Township, Missaukee County, Michigan, and also the North 33 feet of the West 400 feet of the North 1/2 of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 35, Town 22 North, Range 8 West, Lake Township, Missaukee County, Michigan.

SEC 35 T22N R8W S 154 FT OF W 554 FT OF N 160 FT OF N 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4 & ALSO N 33 FT OF W 400 FT OF N 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4. .8687A.

SPLIT FROM 019-00 & 019-80 FOR 97 (COMBINED 2 SPLITS)

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	127.00	298.40	1.1202	0.9294	110	100		14,544
127 Actual Front Feet,	0.87	Total Acres			Total Est.		Land Value =	14,544

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	31.56	48	0	0
Wood Frame	20.05	576	50	5,774
Wood Frame	26.22	96	50	1,258

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements		True	Cash Value =	7,982

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1995

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1456 SF Floor Area = 1456 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,456		
			Total:	142,576	99,802

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	829
3 Fixture Bath	1	3,721	2,605

Water/Sewer

1000 Gal Septic	1	4,386	3,070
Water Well, 100 Feet	1	5,415	3,790

Deck

Treated Wood w/Roof (Deck Portion)	160	3,371	2,360
Treated Wood w/Roof (Roof portion)	160	2,486	1,740
w/Roof (Roof portion)	192	2,903	2,032

Built-Ins

Appliance Allow.	1	1,897	1,328

Totals: 167,940 117,556

Notes: 1995 REDMAN

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 116,381

2026 Est. T.C.V. 009-035-019-75 = 138,907

Est. TCV/Total Floor Area = 95.40, Most recent sale 04/05/2024 for 165,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-035-019-75

Page: 2

	58,800		58,800		58,800	2.70	
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		10,700	0	0	1,587	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	69,500		69,500	69,500	60,387	60,387	60,387

009-035-019-80	2026 Est. T.C.V.	BRUNINK TARIN & BRIAN
Property Class: 401		5661 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 35 T22N R8W (3*2004)
 N 160 FT OF W 300 FT OF N 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4 EXC N 33 FT THOF.
 .8747 A

Split for 94
 96 Split .30 Ac to 019-75 for 97
 04 Split .29 Ac to 019-94 for 05 Exempt..(Adjacent Land Owner)

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	127.00	300.00	1.1202	0.9306	110	100		14,564
127 Actual Front Feet,	0.88	Total Acres			Total Est.	Land Value =		14,564

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1200	0	0
Fencing: Wire Mesh, #9	3.78	100	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements		True	Cash Value =	950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1973

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1438 SF Floor Area = 1438 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,022		
1 Story	Siding	Crawl Space	416		
		Total:		213,528	149,470

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 50 Feet	1	3,344	2,341

Porches

CCP (1 Story)	128	3,709	2,596
Foundation: Shallow	128	-1,009	-706
WCP (1 Story)	48	3,193	2,235

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Interior 1 Story	1	5,235	3,664

Garages

Class: C Exterior: Pole (Unfinished)			
Base Cost	2412	57,044	39,931

Totals:	298,346	208,842

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 256,876

Parcel Number: 009-035-019-80

Page: 2

2026 Est. T.C.V. 009-035-019-80 = 272,390
 Est. TCV/Total Floor Area = 189.42, Most recent sale 12/16/2020 for 190,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
115,900	115,900	115,900	93,230	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	20,300	0	0	2,517	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
136,200	136,200	136,200	95,747	95,747	95,747

009-035-019-94	2026 Est. T.C.V.	MOON BRADLEY D & INGRAHAM AUTUMN D
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2012-0761 WD Parcel 2: Part of the Southwest 1/4 of Section 35, Town 22 North, Range 8 West, Lake Township, Missaukee County, Michigan more fully described to wit: Commencing at the West 1/4 corner of Section 35; thence South 00 degrees 00 minutes 44 seconds West, 653.46 feet along the West line of said Section 35; thence South 89 degrees 45 minutes 09 seconds East, 300.00 feet; thence South 00 degrees 00 minutes 39 seconds West, 33.00 feet to the point of beginning; thence South 89 degrees 45 minutes 09 seconds East, 100.00 feet; thence South 00 degrees 00 minutes 39 seconds West 127.00 feet; thence North 89 degrees 45 minutes 09 seconds West, 100.00 feet; thence North 00 degrees 00 minutes 39 seconds East 127.00 feet to the point of beginning.

SEC 35 T22N R8W (0*2004)
 E 100 FT OF N 160 FT OF W 400 FT OF N/2 OF S/2 OF NW/4 OF SW/4
 EXC N 33 FT THEREOF. .2915 A

04 Split from 035-019-00 for 05 exempt ..adj owner..

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	100.00	127.00	1.1892	0.7506	110	100		9,819
100 Actual Front Feet,	0.29	Total Acres			Total Est.		Land Value =	9,819

2026 Est. T.C.V. 009-035-019-94 = 9,819

Est. TCV/Total Floor Area = 6.83, Most recent sale 04/05/2024 for 165,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
4,000	4,000	4,000	4,000	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	900	0	0	108	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,900	4,900	4,900	4,108	4,108	4,108	

009-035-019-95	2026 Est. T.C.V.	VANHOUTEN CLIFFORD J & SALLY TRUST
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W BEG S 0 DEG 0'44" W 653.46 FT & S 89 DEG 45'09" E 1170.38 FT
 FROM W 1/4 COR TH S 89 DEG 45'09" E 150 FT, S 0 DEG 01'27" W 100 FT N 44 DEG
 46'54" W 90 FT, N 66 DEG 59'12" W 94.04 FT TO POB. .17A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PART OF >100	300	300	0.17 Acres	5000	100			850
			0.17 Total Acres				Total Est. Land Value =	850

2026 Est. T.C.V. 009-035-019-95	=	850

Est. TCV/Total Floor Area = 0.59

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
300	300	300	216	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	100	0	0	5	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
400	400	400	221	221	221	

009-035-020-00	2026 Est. T.C.V.	SNELLER RONALD L & CYNTHIA R
Property Class: 401		5759 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W W 1/2 OF S 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4. 5 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$9000			5.00 Acres		9000	100		45,000
		5.00 Total Acres					Total Est. Land Value =	45,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	702	50	2,867
Wood Frame	24.38	224	50	2,730
				Total Estimated Land Improvements True Cash Value = 5,597

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1900

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1362 SF Floor Area = 1874 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Mich Bsmnt.	986		
1 Story	Siding	Crawl Space	116		
1 Story	Siding	Crawl Space	180		
1 Story	Siding	Slab	80		
1 Story	Siding	Overhang	7		
1 Story	Siding	Overhang	12		
		Total:		242,536	215,562

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,194
3 Fixture Bath	1	4,478	3,762

Water/Sewer

2000 Gal Septic	1	9,318	7,827
Water Well, 50 Feet	1	3,344	2,809

Porches

CCP (1 Story)	52	1,637	1,375

Deck

Treated Wood	117	2,786	2,340
w/Roof (Roof portion)	160	2,734	2,297

Balcony

Wood Balcony	40	1,747	1,467

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	988	28,612	24,034
Common Wall: 1/2 Wall	1	-986	-828
Door Opener	2	935	785

Built-Ins

Appliance Allow.	1	2,713	2,279

Totals: 301,276 253,071

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 311,277

Parcel Number: 009-035-020-00

Page: 2

Est. TCV/Total Floor Area = 193.10

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
152,500	152,500	152,500	87,089	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	28,400	0	0	2,351	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
180,900	180,900	180,900	89,440	89,440	89,440	

009-035-021-10
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

SAYLON FAMILY LEGACY PROPERTY TRUST
5601 S RIVERVIEW DR
LAKE CITY, MI 49651

. SEC 35 T22N R8W ALL THAT PART OF SE 1/4 OF NW 1/4 LYING N'LY & E'LY OF CLAM RIVER EXC E 66 FT THOF ALSO N 22 AC OF NE 1/4 OF SW 1/4 LYING N'LY & E'LY OF CLAM RIVER EXC E 66FT THOF ALSO N 66 FT OF E 200 FT OF SW 1/4 OF NW 1/4 .
55.903A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	400.00	400.00	0.8409	1.0000	250	100		84,090
Residentia 30 - 65	\$3800	52.23	Acres		3800	100		198,463
400 Actual Front Feet, 55.90 Total Acres					Total Est.		Land Value =	282,553

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	530	50	2,165
Fencing: Wire Mesh, #9	3.78	236	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				4,540

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1964

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1240 SF Floor Area = 1240 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,240		
			Total:	202,039	161,620
Other Additions/Adjustments					
	Recreation Room		800	15,176	12,141
	Basement, Outside Entrance, Below Grade		1	2,727	2,182
Plumbing					
	Average Fixture(s)		1	1,422	1,138
Water/Sewer					
	1000 Gal Septic		1	4,689	3,751
	Water Well, 50 Feet		1	3,344	2,675
Porches					
	WCP (1 Story)		120	5,836	4,669
Deck					
	Treated Wood		680	8,901	7,121
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
	Base Cost		384	16,247	12,998
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
	Base Cost		720	25,214	20,171
	Storage Over Garage		660	8,738	6,990
Built-Ins					
	Appliance Allow.		1	2,713	2,170
Fireplaces					
	Exterior 1 Story		1	6,387	5,110
	Totals:			303,433	242,736

Parcel Number: 009-035-021-10

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Notes:

 ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 298,565

2026 Est. T.C.V. 009-035-021-10 = 585,658

Est. TCV/Total Floor Area = 472.30

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
260,700	260,700	260,700	116,674	2.70		
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	32,100	0	0	3,150	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
292,800	292,800	292,800	119,824	119,824	0	

009-035-021-78	2026 Est. T.C.V.	GISCHIA JEFFREY T & DEBORAH A
Property Class: 402		W BLUE RD X
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W E 66 FT OF SE 1/4 OF NW 1/4 EXC S 330 FTTHOF. 1.5A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors * 66' X 990'

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	66.00	990.00	1.3194	1.2543	110	100		12,014
66 Actual Front Feet, 1.50 Total Acres							Total Est. Land Value =	12,014

2026 Est. T.C.V. 009-035-021-78 = 12,014

Est. TCV/Total Floor Area = 9.69

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
4,900	4,900	4,900	2,371	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,100	0	0	64	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,000	6,000	6,000	2,435	2,435	2,435	

009-035-021-80	2026 Est. T.C.V.	MCLEOD HUGH S IV & SUZANNE
Property Class: 401		5485 S RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W E 200 FT OF SW 1/4 OF NW 1/4 EXC N 282 FT THOF. 4.4628A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	200.00	971.39	1.0000	1.2483	250	100		62,417
200 Actual Front Feet, 4.46 Total Acres							Total Est. Land Value =	62,417

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	18.08	100	50	904
Fencing: Wd, Picket, 12-24	20.50	40	50	410
D/W/P: 3.5 Concrete	6.58	1488	0	0
Wood Frame	24.05	256	50	3,078

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				6,767

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 5 Blt 1991

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1120 SF Floor Area = 1680 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Pine Logs	Basement	1,120		
			Total:	230,706	173,013

Other Additions/Adjustments

Recreation Room	1120	21,246	15,934
Basement, Outside Entrance, Below Grade	1	2,727	2,045

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358
2 Fixture Bath	1	2,996	2,247

Water/Sewer

1000 Gal Septic	1	4,689	3,517
Water Well, 50 Feet	1	3,344	2,508

Deck

Pine w/Roof (Deck Portion)	160	2,752	2,064
Pine w/Roof (Roof portion)	160	2,734	2,050
Pine w/Roof (Deck Portion)	160	2,752	2,064
Pine w/Roof (Roof portion)	160	2,734	2,050
w/Roof (Roof portion)	72	1,347	1,010

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	896	35,992	26,994
Door Opener	2	935	701

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	1024	32,297	24,223

Built-Ins

Appliance Allow.	1	2,713	2,035

Fireplaces

Exterior 1 Story	1	6,387	4,790

Parcel Number: 009-035-021-80

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 Totals: 362,251 271,669

Notes:

 ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 334,153

2026 Est. T.C.V. 009-035-021-80 = 403,337

Est. TCV/Total Floor Area = 240.08, Most recent sale 10/20/2024 for 470,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
173,500	173,500	173,500	173,500	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	28,200	0	0	4,684	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
201,700	201,700	201,700	178,184	178,184	178,184	

009-035-021-90	2026 Est. T.C.V.	MORRIS SHERYL & JERMEY
Property Class: 401		5285 S RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W N 282 FT OF E 200 FT OF SW1/4 OF NW1/4 EXC N 66 FT THOF.
.9918A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	200.00	216.00	1.0000	0.8572	110	100		18,859
200 Actual Front Feet,	0.99	Total Acres			Total Est.	Land Value =		18,859

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	900	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements		True	Cash Value =	950

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1988

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1456 SF Floor Area = 1456 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,456		
			Total:	169,877	118,913

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	829
3 Fixture Bath	1	3,721	2,605

Water/Sewer

1000 Gal Septic	1	4,386	3,070
Water Well, 50 Feet	1	3,344	2,341

Deck

Treated Wood	192	3,792	2,654
Pine w/Roof (Deck Portion)	136	2,419	1,693
Pine w/Roof (Roof portion)	136	2,152	1,506

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	672	23,910	16,737
Common Wall: 1 Wall	1	-2,421	-1,695
Door Opener	1	468	328

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	672	23,910	16,737
Common Wall: 1 Wall	1	-2,421	-1,695
Door Opener	1	468	328

Built-Ins

Appliance Allow.	1	1,897	1,328

Fireplaces

Interior 1 Story	1	4,610	3,227

Totals: 241,297 168,906

Notes: '88 FAIRMONT MANU

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 167,217

2026 Est. T.C.V. 009-035-021-90

= 187,026

Parcel Number: 009-035-021-90

Page: 2

 Est. TCV/Total Floor Area = 128.45, Most recent sale 08/22/2011 for 56,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
73,400	73,400	73,400	36,088	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	20,100	0	0	974	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
93,500	93,500	93,500	37,062	37,062	37,062	

009-035-022-00	2026 Est. T.C.V.	ZUIDERVEEN APRIL E ETAL
Property Class: 401		7580 W CADILLAC RD
Map #:	LAKE TOWNSHIP	MC BAIN, MI 49657

. SEC 35 T22N R8W BEG 570 FT W & 791 FT N OF SE COR OF SW 1/4, TH E 570 FT, N TO CLAM RIVER, W'LY ALG RIVER TO PT N OF POB, S TO POB EXC E'LY 100 FT THOF. 2.753A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors * RIVER FRONTAGE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	300.00	402.06	0.9036	1.0013	250	100		67,857
300 Actual Front Feet, 2.77 Total Acres							Total Est. Land Value =	67,857

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	450	0	0
D/W/P: 3.5 Concrete	6.58	200	0	0
D/W/P: Asphalt Paving	3.10	1500	0	0
Wood Frame	29.49	96	76	2,152

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				4,527

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1986

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1300 SF Floor Area = 1300 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,300		
			Total:	200,319	140,223

Other Additions/Adjustments

Basement Living Area	800	28,136	19,695

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 50 Feet	1	3,344	2,341

Deck

Treated Wood	354	5,802	4,061

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	16,737
Common Wall: 1 Wall	1	-2,589	-1,812

Class: C Exterior: Pole (Unfinished)

Base Cost	1120	26,488	18,542

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Exterior 1 Story	1	6,387	4,471

Totals:	305,099	213,569

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 262,690

Parcel Number: 009-035-022-00

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2026 Est. T.C.V. 009-035-022-00	=	335,074
Est. TCV/Total Floor Area = 257.75		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
142,300 142,300 142,300	88,778	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 25,200 0	0	2,397 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
167,500 167,500 167,500	91,175	91,175 91,175

009-035-023-00	2026 Est. T.C.V.	POTTER ROBERT
Property Class: 401		7480 W CADILLAC RD
Map #:	LAKE TOWNSHIP	MC BAIN, MI 49657

. SEC 35 T22N R8W BEG 791 FT N OF SE COR OF SW 1/4 TH E AND PAR WITH S SEC LINE
180 FT TH N TO CEN THREAD LINE OF CLAM RIVER TH W'LY AND N'LY ALONG SAID CEN
THREAD TO THE E LINE OF SE 1/4 OF SW 1/4 TH S TO POB SUBJECT TO EASEMENTS OF
RECORD, ALSO BEG 791 FT N OF SE COR OF SW 1/4 THW 100 FT, N TO THREAD OF CLAM
RIVER, E'LY ALG RIVER TO N-S 1/4 LINE, S TO POB. 1.8349A. 2021-03915 &
2021-04021 AMEND 2ND SHARED DRIVEWAY AGREEMENT

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

		* Factors *		RIVER FRONTAGE		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
I 200' @ 250/	280.00	482.69	0.9193	1.0481	250 100	67,448
280 Actual Front Feet, 3.10 Total Acres						Total Est. Land Value = 67,448

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =			950

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1994

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1008 SF Floor Area = 1260 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,008		
Total:				190,973	145,154

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	2,073

Plumbing

Average Fixture(s)	1	1,422	1,081
2 Fixture Bath	1	2,996	2,277

Water/Sewer

1000 Gal Septic	1	4,689	3,564
Water Well, 50 Feet	1	3,344	2,541

Porches

WPP	280	5,354	4,069
WPP	72	2,713	2,062
WPP	64	2,551	1,939

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	960	34,550	26,258
Door Opener	2	1,054	801

Built-Ins

Appliance Allow.	1	2,713	2,062

Fireplaces

Exterior 2 Story	1	7,869	5,980
Wood Stove	1	2,503	1,902

Totals:	265,458	201,763

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 248,168

Parcel Number: 009-035-023-00

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2026 Est. T.C.V. 009-035-023-00 = 316,566
 Est. TCV/Total Floor Area = 251.24, Most recent sale 09/16/2016 for 154,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
133,200	133,200	133,200	93,050	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	25,100	0	0	2,512	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
158,300	158,300	158,300	95,562	95,562	95,562

009-035-024-00	2026 Est. T.C.V.	PACKARD AMY NICHOLSON &
Property Class: 401		7380 W CADILLAC RD
Map #:	LAKE TOWNSHIP	MC BAIN, MI 49657

. SEC 35 T22N R8W BEG 791 FT N OF THE SE COR OF SW 1/4 TH E AND PAR WITH S SEC
 LINE 1000 FT TH N TO CEN THREAD LINE OF CLAM RIVER TH W'LY AND N'LY ALONG CEN
 THREAD TO E LINE OF SE 1/4 OF SW 1/4 TH S TO POB EXC W 180 FT THEREOF SUBJECT TO
 EASEMENTS OF RECORD. 4.6376 A. 2021-04021 AMEND 2ND SHARED DRIVEWAY AGREEMENT

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

		* Factors *		N'LY BOUNDARY IS RIVER		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
I 200' @ 250/	200.00	400.00	1.0000	1.0000	250 100	50,000
Residentia 1 - 2.99@\$9000		2.80 Acres		9000	100	25,209
200 Actual Front Feet, 4.64 Total Acres					Total Est. Land Value =	75,209

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 2500	2,500.00	1 95	2,375
Total Estimated Land Improvements True Cash Value =			2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1969

(11) Heating System: Forced Heat & Cool
 Ground Area = 956 SF Floor Area = 956 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	956		
			Total:	157,501	102,377

Other Additions/Adjustments

Recreation Room	550	10,434	6,782
Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 100 Feet	1	5,734	3,727

Porches

WCP (1 Story)	84	4,614	2,999
WGEP (1 Story)	156	13,556	8,811
WPP	42	2,028	1,318

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	576	21,479	13,961
Class: D Exterior: Pole (Unfinished)			
Base Cost	1560	29,203	18,982

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403
Direct-Vented Gas	1	2,963	1,926

Local Cost Items

SOLAR POWER SYSTEM	1	1	1	*100% Good

Parcel Number: 009-035-024-00

Page: 2

 Totals: 268,777 174,706

Notes:

 ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 214,888

2026 Est. T.C.V. 009-035-024-00 = 292,472

Est. TCV/Total Floor Area = 305.93, Most recent sale 12/15/2021 for 245,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
123,700	123,700	123,700	107,415	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	22,500	0	0	2,900	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
146,200	146,200	146,200	110,315	110,315	0	

009-035-025-00	2026 Est. T.C.V.	VANHOUTEN CLIFFORD J & SALLY TRUST
Property Class: 401		5659 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W BEG 350 FT E & 250 FT N OF SW COR OF NE 1/4 OF SW 1/4 TH N TO
 THREADLINE OF CLAM R NW'LY ALONG R TO W LINE OF NE 1/4 OF SW 1/4 S TO PT 350 FT
 N OF SW COR OF NE 1/4 OF SW 1/4 SE'LY TO POB. 5 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

		* Factors *		NE'LY BOUNDARY IS RIVER		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
I 200' @ 250/	200.00	400.00	1.0000	1.0000	250 100	50,000
Residentia 3 - 7 @\$9000		3.16 Acres			9000 100	28,467
200 Actual Front Feet, 5.00 Total Acres					Total Est. Land Value =	78,467

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	530	50	2,165
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				6,915

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1977

(11) Heating System: Forced Heat & Cool
 Ground Area = 1521 SF Floor Area = 1881 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	720		
1 Story	Siding	Crawl Space	801		
Total:				267,439	187,198

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 50 Feet	1	3,344	2,341

Porches

CCP (1 Story)	120	3,497	2,448

Deck

Treated Wood	336	5,611	3,928	
Treated Wood	226	4,330	4,243	*98% Good

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	670	26,606	18,624
Common Wall: 1 Wall	1	-2,589	-1,812
Door Opener	2	1,054	738

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	876	32,158	22,511
Common Wall: 1 Wall	1	-2,589	-1,812

Built-Ins

Appliance Allow.	1	2,713	1,899

Totals: 352,163 247,718

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 304,693

Parcel Number: 009-035-025-00

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2026 Est. T.C.V. 009-035-025-00	=	390,075
Est. TCV/Total Floor Area = 207.38		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
163,500 163,500 163,500	78,539	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 31,500 0	0	2,120 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
195,000 195,000 195,000	80,659	80,659 80,659

009-035-026-00	2026 Est. T.C.V.	DICK SCOTT
Property Class: 401		7650 W CADILLAC RD
Map #:	LAKE TOWNSHIP	MC BAIN, MI 49657

2017-01665 SEC 35 T22N R8W BEG 770 FT W & 791 FT N OF SE COR OF SW 1/4 TH E 200 FT N TO THRD LINE OF CLAM RIVER W'LY & N'LY ALG RIVER TO N LINE OF SE 1/4 OF SW 1/4 W TO PT 350 FT E OF NW COR OF SE 1/4 OF SW 1/4 S'LY TO POB. 3.6 A M/L INCLUDING AN EASEMENT FOR INGRESS & EGRESS BEG AT PT 850' W OF THE S1/4 POST OF SEC35 T22N R8W, TH N 991'; TH EAST 2 RODS; TH S 991'; TH WEST 2 RODS TO POB.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	200.00	784.08	1.0000	1.1832	250	100		59,162
200 Actual Front Feet, 3.60 Total Acres								Total Est. Land Value = 59,162

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	17.02	50	94	800
Wood Frame	21.43	252	35	1,890
Total Estimated Land Improvements True Cash Value =				2,690

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1973

(11) Heating System: Electric Baseboard
 Ground Area = 912 SF Floor Area = 912 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	912		
Total:				130,805	78,483

Other Additions/Adjustments

Recreation Room	912	16,580	4,145
Basement, Outside Entrance, Below Grade	1	2,293	1,376

Plumbing

Average Fixture(s)	1	1,185	711

Water/Sewer

1000 Gal Septic	1	4,386	2,632
Water Well, 50 Feet	1	3,344	2,006

Porches

WGEP (1 Story)	64	6,956	4,174
WGEP (1 Story)	178	13,537	10,017

*74% Good

Deck

Treated Wood	144	3,146	1,888
Treated Wood	24	1,052	631

Built-Ins

Appliance Allow.	1	1,897	1,138

Totals: 185,181 107,201

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 131,857

2026 Est. T.C.V. 009-035-026-00 = 193,709

Est. TCV/Total Floor Area = 212.40, Most recent sale 05/17/2017 for 102,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
80,500	80,500	80,500	61,866	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,400	0	1,670	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

96,900

96,900

96,900

63,536

63,536

63,536

009-035-027-00	2026 Est. T.C.V.	DICK RONALD L & BETTE J TRUSTEES
Property Class: 401		5721 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W THAT PART OF NE 1/4 OF SW 1/4 LYING W & S OF CLAM RIVER EXC W
350 FT THEREOF. 5.3 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *				E'LY BOUNDARY IS RIVER		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
I 200' @ 250/	200.00	400.00	1.0000	1.0000	250 100	50,000
Residentia 3 - 7 @\$9000			3.46 Acres		9000 100	31,167
200 Actual Front Feet, 5.30 Total Acres Total Est. Land Value =						81,167

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Wood Frame	27.96	120 94	3,154
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 2500	2,500.00	1 95	2,375
Total Estimated Land Improvements True Cash Value =			5,529

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1973

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1592 SF Floor Area = 1592 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Basement	1,592		
			Total:	250,233	162,652

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174

Deck

Treated Wood	160	3,446	2,240

Garages

Class: D Exterior: Brick Foundation: 42 Inch (Unfinished)			
Base Cost	624	23,643	15,368
Common Wall: 1 Wall	1	-2,951	-1,918
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	832	21,932	14,256
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	2080	51,917	33,746

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Totals:	371,346	241,376

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	296,892

Parcel Number: 009-035-027-00

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 Est. TCV/Total Floor Area = 240.95, Most recent sale 04/15/2005 for 325,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
159,800	159,800	159,800	103,029	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	32,000	0	0	2,781	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
191,800	191,800	191,800	105,810	105,810	105,810	

009-035-028-00	2026 Est. T.C.V.	GISCHIA JEFFREY T & DEBORAH A
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 35 T22N R8W (11*TRACT*2001) N 715 FT OF W 1/2 OF SE 1/4. 21.6667A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>80@\$3800		21.60	Acres		3800	100		82,080
		21.60	Total Acres				Total Est. Land Value =	82,080

2026 Est. T.C.V. 009-035-028-00 = 82,080

Est. TCV/Total Floor Area = 51.56, Most recent sale 10/01/2001 for 170,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
40,000	40,000	40,000	24,552	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	662	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,000	41,000	41,000	25,214	25,214	25,214	

009-035-028-60 2026 Est. T.C.V. MUSSELMAN JOHN & MARIA
 Property Class: 401 7575 W BLUE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 35 T22N R8W (2*2005) BEG N 89 D 40' 12" W 66 FT, S 00 D 01' 58" W 725.78 FT, N 89 D 43' 12" W 809.86 FT FROM NE COR OF SW 1/4 TO E BANK OF CLAM RIVER & POB: TH S 89D 43' 12" E 809.86 FT, N 00 D 01' 58" E 725.78 FT, S 89 D 40' 12" E 66 FT, S 00D 01' 58" W 872.15 FT, S 87 D 42' 21' W 133.54 FT, S 05D 15' 27" E 125.60 FT, S 52D 03' 58" W 265.53 FT, S 64D 48' 34" W 171.06 FT, N 60 D 38' 49" W 117.18 FT TO E'LY BANK OF CLAM RIVER, TH N &W ALONG RIVER TO POB. ALSO E 66 FT OF S 330 FT OF SE1/4/ OF NW 1/4 6.2 A.
 SPLIT ON 10/19/2005 INTO 009-035-028-70;

Split/Comb. on 10/19/2005 completed 10/19/2005 RAY ;
 Parent Parcel(s): 009-035-028-60;
 Child Parcel(s): 009-035-028-70;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	200.00	400.00	1.0000	1.0000	250	100		50,000
Residentia 3 - 7 @\$9000		4.36 Acres			9000	100		39,267
200 Actual Front Feet, 6.20 Total Acres					Total Est.		Land Value =	89,267

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	32.26	80	74	1,910
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				4,285

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1993

(11) Heating System: Forced Hot Water
 Ground Area = 1184 SF Floor Area = 1716 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	336		
1 Story	Siding	Basement	848		
1 Story	Siding	Overhang	364		
		Total:		245,257	201,096

Other Additions/Adjustments

Recreation Room	172	3,263	2,676
Basement, Outside Entrance, Above Grade	1	1,980	1,624

Plumbing

Average Fixture(s)	1	1,422	1,166
3 Fixture Bath	2	8,956	7,344
2 Fixture Bath	1	2,996	2,457

Water/Sewer

1000 Gal Septic	1	4,689	3,845
Water Well, 100 Feet	1	5,734	4,702

Deck

Pine w/Roof (Deck Portion)	160	2,752	2,257
Pine w/Roof (Roof portion)	160	2,734	2,242
Treated Wood	255	4,679	3,837
w/Roof (Roof portion)	80	1,479	1,213

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Parcel Number: 009-035-028-60

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Base Cost	728	34,092	27,955
Common Wall: 1 Wall	1	-2,589	-2,123
Door Opener	2	1,054	864
Class: C Exterior: Pole (Unfinished)			
Base Cost	480	14,189	11,635
No Concrete Floor	480	-3,125	-2,563
Built-Ins			
Appliance Allow.	1	2,713	2,225
Fireplaces			
Prefab 1 Story	1	2,542	2,084
Totals:		334,817	274,537

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 337,680

2026 Est. T.C.V. 009-035-028-60						=	431,232
Est. TCV/Total Floor Area = 251.30							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
180,900	180,900	180,900	93,030	2.70			
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	34,700	0	0	2,511	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
215,600	215,600	215,600	95,541	95,541	95,541		

009-035-028-70 2026 Est. T.C.V. MUSSELMAN JOHN & MARIA
 Property Class: 402 W BLUE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 35 T22N R8W (2*2005) BEG AT NE COR OF SW/4 TH S 00 D 01' 58" W 872.15 FT,
 S 87 D 42' 21" W 133.54 FT, S 05 D 15' 27"E 125.6 FT S 52D 03' 38" W 265.53 FT,
 S 64 D 48' 34" W 171.06 FT, N 60 D 38' 49" W 117.18 FT TO THE E'LY BANK OF CLAM
 RIVER & POB. TH S 60D 38' 49" E 117.18 FT, N 64D 48' 34' E 171.06 FT, N 52D 05'
 58" E 265.53 FT, N 05D 15' 27" W 125.6 FT, N 87D 42' 21" E 133.54 FT, S 00 D 01'
 58" W 77.85 FT N 89D 58' 02" E 66 FT, S 00D 00' 08" W 434.38 FT, TO THE N & E
 BANK OF CLAM RIVER, TH N &W ALONG RIVER TO POB. --5.8 A.--
 Split on 10/19/2005 from 009-035-028-60;

Split/Comb. on 10/19/2005 completed 10/19/2005 RAY ;
 Parent Parcel(s): 009-035-028-60;
 Child Parcel(s): 009-035-028-70;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	200.00	400.00	1.0000	1.0000	250	100		50,000
Residentia INFERIOR@\$1400		3.96 Acres			1400	100		5,548
200 Actual Front Feet, 5.80 Total Acres					Total Est. Land Value =			55,548

2026 Est. T.C.V. 009-035-028-70 = 55,548

Est. TCV/Total Floor Area = 32.37

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
22,800	22,800	22,800	17,642	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,000	0	476	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,800	27,800	27,800	18,118	18,118	18,118	

009-035-028-80	2026 Est. T.C.V.	GRUMM ASHLEY
Property Class: 401		7477 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W W 1/2 OF SE 1/4 LYING N'LY OF CLAM RIVEREXC N 715 FT THOF.
ALSO BEG 950 FT S OF NE COR OF SW 1/4 TH W 66 FT, S TO CLAM RIVER, E'LY ALONG
RIVER TO N-S 1/4 LINE,N TO POB.

FORMERLY DESCRIBED AS: . SEC 35 T22N R8W W 1/2 OF SE 1/4 LYING N'LY OF CLAM
RIVEREXC N 715 FT THOF. ALSO BEG 950 FT S OF NE COR OF SW 1/4 TH W 66 FT, S TO
CLAM RIVER, E'LY ALONG RIVER TO N-S 1/4 LINE,N TO POB. 33.4333A.

SPLIT FROM 028-00 FOR 94

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

S'LY BOUNDARY IS RIVER

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	200.00	400.00	1.0000	1.0000	250	100		50,000
Residentia 18 -29 @\$5000		24.23 Acres			5000	100		121,135
200 Actual Front Feet, 26.06 Total Acres							Total Est. Land Value =	171,135

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	600	0	0
Wood Frame	28.80	100	94	2,707
Wood Frame	24.42	220	94	5,050

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				10,132

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 2001

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1185 SF Floor Area = 1378 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	771		
1 Story	Siding	Crawl Space	293		
1 Story	Siding	Crawl Space	121		
		Total:		215,427	196,025

Other Additions/Adjustments

Recreation Room	771	14,626	13,310
Basement, Outside Entrance, Below Grade	1	2,727	2,482

Plumbing

Average Fixture(s)	1	1,422	1,294
3 Fixture Bath	1	4,478	4,075

Water/Sewer

1000 Gal Septic	1	4,689	4,267
Water Well, 100 Feet	1	5,734	5,218

Porches

WGP (1 Story)	147	13,042	11,868
WPP	199	4,806	4,373
WCP (1 Story)	138	6,511	5,925
CCP (1 Story)	99	2,928	2,664

Deck

Treated Wood	384	6,121	5,570
Treated Wood w/Roof (Deck Portion)	9	403	367
Treated Wood w/Roof (Roof portion)	9	199	181

Parcel Number: 009-035-028-80

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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	919	40,565	36,914
Common Wall: 1 Wall	1	-2,589	-2,356
Door Opener	2	1,054	959

Built-Ins

Appliance Allow.	1	2,713	2,469

Fireplaces

Wood Stove	1	2,503	2,278

Totals:	327,359	297,883

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	366,396

2026 Est. T.C.V. 009-035-028-80	=	547,663

Est. TCV/Total Floor Area = 397.43, Most recent sale 07/30/2019 for 280,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
226,800	226,800	226,800	156,684	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	47,000	0	4,230	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
273,800	273,800	273,800	160,914	160,914	160,914	

009-035-029-00
Property Class: 102
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

DICK RONALD L & BETTE J TRUSTEES
S DICKERSON RD
LAKE CITY, MI 49651

SEC 35 T22N R8W (7*2014) SW 1/4 OF SW 1/4 EXC BEG N 0 DEG 41'15"E 243.9 FT FROM SW COR, TH N 0 DEG 41'15"E 313.62 FT, S 88 DEG 22'54"E 317.6 FT, S 08 DEG 04'01"E 146.12 FT, S 10 DEG 49'47"W 167.54 FT, N 89 DEG 08'54"W 310.31 FT TO POB. ALSO BEG 770 FT W OF SE COR OF SE 1/4 OF SW 1/4, TH N 791 FT, NW'LY TO A PT 350 FT E OF NW COR OF SE 1/4 OF SW 1/4, W 350 FT, S TO S SEC LINE, E TO POB. 52.54 A M/L. SPLIT ON 02/12/2015 INTO 009-035-029-70;

FORMERLY: 2012 PER OWNER REQUEST COMBINED

SEC 35 T22N R8W SW 1/4 OF SW 1/4. 40A.

&

SEC 35 T22N R8W BEG 770 FT W OF SE COR OF SE 1/4 OF SW 1/4 TH N 791 FT, NW'LY TO A PT 350 FT E OF NW COR OF SE 1/4 OF SW 1/4, W 250 FT, S TO S SEC LINE, E TO POB. 14.7494A.

Split/Comb. on 02/11/2015 completed 02/11/2015 TIM SALE OF 2.34A HOUSE,
BARN & SHED;
Parent Parcel(s): 009-035-029-00;
Child Parcel(s): 009-035-029-10;

2/11/2015 SALE OF HOUSE, SHED & BARN 2.34 ACRES
2012 PER OWNER REQUEST - COMBINED 29-50 WITH 29-00

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU IRRIGATED	4000/	52.54 Acres			4000	100		210,160
		52.54 Total Acres					Total Est. Land Value =	210,160

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Agricultural Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
8' DIAMETER WELL	15,750.00	1	88	13,860
Total Estimated Land Improvements			True Cash Value =	13,860

2026 Est. T.C.V. 009-035-029-00 = 224,020

Est. TCV/Total Floor Area = 162.57, Most recent sale 05/31/2006 for 280,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
112,000	112,000	112,000	68,836	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	1,858	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
112,000	112,000	112,000	70,694	70,694	70,694

009-035-029-60	2026 Est. T.C.V.	DICK RONALD L & BETTE JO TRUSTEES
Property Class: 101		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 35 T22N R8W BEG AT SW COR OF NE 1/4 OF SW 1/4 TH N 350 FT, S 73 DEG 51'13"E
364.3 FT, S 250FT, W 350 FT TO POB. 2.41A.

SPLIT FROM 029-50 FOR 98

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU SURPLUS	2600/	2.00 Acres	2600		100			5,200
AGRICULTRU 30 - 65 ACRES		0.41 Acres	3800		100			1,558
		2.41 Total Acres					Total Est. Land Value =	6,758

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 2006

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	2208	69,353	58,950
No Concrete Floor	2208	-13,226	-11,242

Totals: 56,127 47,708

Notes:

ECF (101 AGRICULTURE) 1.230 => TCV: 58,681

2026 Est. T.C.V. 009-035-029-60 = 65,439

Est. TCV/Total Floor Area = 0.00, Most recent sale 04/15/2005 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
29,300	29,300	29,300	18,865	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,400	0	0	509	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
32,700	32,700	32,700	19,374	19,374	19,374	

009-035-029-70	2026 Est. T.C.V.	ZORN JASON & ASHLEY
Property Class: 401		5921 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SPLIT ON 02/11/2015 FROM 009-035-029-00;
 THE SW 1/4 OF SEC 35 T22N R8W LAKE TOWNSHIP MISSAUKEE COUNTY MICHIGAN COM SW CNR
 OF SAID SECTION THENCE N00DEG41'15"E ALONG THE WEST SEC LINE 243.9' TO POB
 THENCE CONTINUING N00DEG 41'19"E ALONG SAID LINE 313.62' THENCE S88DEG 22'54"E
 317.60' THENCE S08DEG 04'01"E 146.12' THENCE S10DEG49'47"W 167.54' THENCE N89DEG
 08'54"W 310.31' TO POB 2.34A M/L SUBJECT TO THE ROW FOR DICKERSON RD ACROSS THE
 WESTERLY 33' THEREOF AS DEPICTED ON THE CERTIFICATE OF SURVEY. SUBJECT TO ALL
 AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY.

Split/Comb. on 02/11/2015 completed 02/11/2015 TIM SALE OF 2.34A HOUSE,
 BARN & SHED;
 Parent Parcel(s): 009-035-029-00;
 Child Parcel(s): 009-035-029-10;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	313.62	289.00	0.8936	0.9220	110	100		28,423
314 Actual Front Feet, 2.08 Total Acres							Total Est. Land Value =	28,423

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.18	2000	0	0
Wood Frame	20.05	462	50	4,631
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				5,581

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1909

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1428 SF Floor Area = 1974 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Basement	1,092			
1 Story	Siding	Slab	336			
			Total:	221,070	127,563	*73% Good

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	652

Water/Sewer

1000 Gal Septic	1	4,386	2,412
Water Well, 100 Feet	1	5,415	2,978

Porches

CSEP (1 Story)	154	6,423	3,533
CCP (1 Story)	112	3,006	1,653

Deck

Treated Wood	160	3,371	1,854
Treated Wood	64	1,908	1,049

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	784	26,625	14,644
Common Wall: 1 Wall	1	-2,421	-1,332
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Storage Over Garage	1000	11,790	6,484

Parcel Number: 009-035-029-70

Page: 2

Base Cost	1120	35,179	19,348
Class: CD Exterior: Pole (Unfinished)			
Storage Over Garage	560	6,602	3,631
Base Cost	1120	23,733	13,053
Built-Ins			
Appliance Allow.	1	1,897	1,043
Totals:		350,169	198,565

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 244,235

2026 Est. T.C.V. 009-035-029-70				=	278,239
Est. TCV/Total Floor Area = 140.95					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
119,600	119,600	119,600	78,386	2.70	
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	19,500	0	0	2,116	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
139,100	139,100	139,100	80,502	80,502	80,502

009-035-029-75	2026 Est. T.C.V.	ZUIDERVEEN LARRY
Property Class: 402		W CADILLAC RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 35 T22N R8W S 791 FT OF E 770 FT OF SE 1/4 OF SW 1/4 EXCEPT BEG AT THE S 1/4 CORNER OF SAID SECTION; THENCE N00°43'20"E ALONG THE NORTH-SOUTH 1/4 LINE, 790.95 FEET; THENCE N89°14'26"W, 55.07 FEET; THENCE S00°43'20'W PARALLEL WITH SAID NORTH-SOUTH 1/4 LINE. 790.88 FEET TO THE SOUTH SECTION LINE; THENCE S89° 10'11"E ALONG SAID LINE, 55.07 FEET TO THE POINT OF BEGINNING. 12.98 ACRES
SPLIT ON 5/8/2020 PART TO 035-029-99 1 A
FORMERLY SEC 35 T22N R8W S 791 FT OF E 770 FT OF SE 1/4 OF SW 1/4 13.98A.

Split/Comb. on 05/08/2020 completed 05/08/2020 TIM ;
Parent Parcel(s): 009-035-029-75;
Child Parcel(s): 009-035-029-99;

SPLIT FROM 029-50 FOR 98

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>10@\$5000		6.99 Acres	5000	100				34,950
Residentia PARTOF>10@\$5000		5.99 Acres	5000	100				29,950
		12.98 Total Acres			Total Est.		Land Value =	64,900

2026 Est. T.C.V. 009-035-029-75 = 64,900

Est. TCV/Total Floor Area = 32.88

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
24,000	24,000	24,000	6,842	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,500	0	0	184	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
32,500	32,500	32,500	7,026	7,026	7,026	

009-035-029-99	2026 Est. T.C.V.	POTTER ROBERT
Property Class: 402		W CADILLAC RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 35 T22N R8W BEG AT THE S 1/4 COR OF SAID SECTION; THENCE N00°43'20"E ALONG THE NORTH-SOUTH ;1/4 LINE, 790.95 FEET; THENCE N89° I 4'2G"W, 55.07 FEET; THENCE 500°43'20'W PARALLEL WITH SAID N-S 1/4 LINE. 790.88 FEET TO THE SOUTH SECTION LINE; THENCE S89°10'11"E ALONG SAID LINE, 55.07 FEET TO THE POINT OF BEGINNING.

SPLIT ON 05/08/2020 FROM 009-035-029-75;

Split/Comb. on 05/08/2020 completed 05/08/2020 TIM ;
 Parent Parcel(s): 009-035-029-75;
 Child Parcel(s): 009-035-029-99;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	55.07	790.90	1.3805	1.1858	110	100		9,916
55 Actual Front Feet, 1.00 Total Acres							Total Est. Land Value =	9,916

2026 Est. T.C.V.	009-035-029-99	=	9,916
Est. TCV/Total Floor Area =	5.02, Most recent sale 05/16/2020 for 3,000		
2025 Assessed	MBOR	S.E.V.	Base for Cap
4,100	4,100	4,100	1,289
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	900	0	34
2026 Assessed	MBOR	S.E.V.	Capped
5,000	5,000	5,000	1,323
			->Taxable<-
			1,323
			PRE/MBT
			1,323

009-035-030-00	2026 Est. T.C.V.	PARKER PATRICK D & CAROL J
Property Class: 401		7260 W CADILLAC RD
Map #:	LAKE TOWNSHIP	MC BAIN, MI 49657

. SEC 35 T22N R8W BEG AT S 1/4 POST TH N 791 FT E 1000 FT N TO C/L OF CLAM R E
ALONG R TO E LINE OF SW 1/4 OF SE 1/4 S TO SEC LINE W TO POB & W 10 FT OF N 300
FT OF S 600 FT OF SE 1/4 OF SE 1/4. 18.6677A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

		* Factors *		NE'LY BOUNDARY IS RIVER		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
I 200' @ 250/	200.00	400.00	1.0000	1.0000	250 100	50,000
Residentia 18 -29 @\$5000		12.74 Acres			5000 100	63,710
Residentia INFERIOR@\$1400		10.00 Acres			1400 100	14,000
200 Actual Front Feet, 24.58 Total Acres					Total Est. Land Value =	127,710

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wrought iron	12.32	200	94	2,316
Wood Frame	20.05	950	50	9,524
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/FARAR/ADDFWPL	0.67	5000	100	3,350
Total Estimated Land Improvements True Cash Value =				15,190

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1973

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1824 SF Floor Area = 1824 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,824		
			Total:	235,450	141,270

Other Additions/Adjustments

Exterior			
Brick Veneer	324	4,938	2,963

Plumbing			
Average Fixture(s)	1	1,185	711

Water/Sewer			
1000 Gal Septic	1	4,386	2,632
Water Well, 50 Feet	1	3,344	2,006

Deck			
Treated Wood w/Roof (Deck Portion)	512	7,219	4,331
Treated Wood w/Roof (Roof portion)	512	6,912	4,147
w/Roof (Roof portion)	1088	14,612	8,767

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	352	15,488	9,293
Common Wall: 1 Wall	1	-2,421	-1,453
Class: CD Exterior: Pole (Unfinished)			
Base Cost	912	20,119	12,071

Built-Ins			
Appliance Allow.	1	1,897	1,138

Fireplaces			
Exterior 1 Story	1	5,597	3,358

Lump Sum Items			
504 SQ FT FV BARN		500	300

Parcel Number: 009-035-030-00

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Totals: 319,226 191,534

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 235,587

Ag. Bld 1 2011, No-Wall Loafing Shed Class:D,Pole Quality:Low Cost
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	4.03	1152	4,643

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70	Depr. Cost =	3,250
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 =		3,023

Ag. Bld 2 2005, 4 Wall Stable Class:D,Pole Quality:Low Cost
Height: 14 ft

Description	Rate	Size	Cost New
Base Cost	17.85	3000	53,550
Default Walls	7.10	3000	21,300

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70	Depr. Cost =	52,395
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 2 =		48,727

Total Estimated True Cash Value of Agricultural Buildings	=	51,750

2026 Est. T.C.V. 009-035-030-00	=	430,237

Est. TCV/Total Floor Area = 235.88

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
182,400	182,400	182,400	90,624	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	32,700	0	2,446	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
215,100	215,100	215,100	93,070	93,070	93,070

009-035-031-00	2026 Est. T.C.V.	BARRETT PATRICIA A TRUSTEE
Property Class: 402		WALEJUS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 35 T22N R8W E 1/2 OF SE 1/4 EXC W 10 FT OF N 300 FT OF S 600 FT OF SE 1/4 OF SE 1/4. 79.9311A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors * RIVER DIVIDES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	200.00	400.00	1.0000	1.0000	250	100		50,000
Residentia 66 - 120	\$3800	39.05 Acres			3800	100		148,379
Residentia INFERIOR@	\$1400	39.05 Acres			1400	100		54,666
200 Actual Front Feet, 79.93 Total Acres					Total Est. Land Value =			253,044

2026 Est. T.C.V. 009-035-031-00 = 253,044

Est. TCV/Total Floor Area = 138.73

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
119,600	119,600	119,600	68,901	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	6,900	0	0	1,860	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
126,500	126,500	126,500	70,761	70,761	0	

009-036-001-00	2026 Est. T.C.V.	MISSAUKEE GOLF ASSOCIATION
Property Class: 201		5300 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 36 T22N R8W NE 1/4 EXC BEG 18 RDS N OF SE COR OF NE 1/4 OF NE 1/4 TH W 16
RDS N 10 RDS E 16 RDS S 10 RDS TO POB & EXC N 75 FT THEREOF & EXC THAT PART
NE'LY OF BEG 300 FT S OF NE COR TH N 44 DEG 40' 59" W TO INTERSECTION WITH
PREVIOUS EXCEPTION. 153.2922 A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 100 AC +/-		147.55 Acres			3800	100		560,690
COMMERCIAL ROW		5.75 Acres			0	100		0
		153.30 Total Acres					Total Est. Land Value =	560,690

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.67	46000	50	61,410
				Total Estimated Land Improvements True Cash Value = 61,410

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1990
Description of Occupancy: CAL 30

Costs are taken from the Clubhouses cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Low Cost
Stories: 1 Story Height: 10 Perimeter: 344
Overall Building Height: 10

Base Rate for Upper Floors = 88.31

Utility Basement Basement, Base Rate for Basement = 44.52

(Basement Fireproofing Rate = 0.00)

(10) Heating system: Package Heating & Cooling Cost/SqFt: 21.65 100%

Bsmnt Heating system: Hot Water, Radiant Floor Cost/SqFt: 22.09

Adjusted Square Foot Cost for Upper Floors = 109.96

Adjusted Square Foot Cost for Basement = 66.61

Total Floor Area: 5,380	Base Cost New of Upper Floors =	591,584
Basement Area: 5,060	Base Cost New of Basement =	337,046

	Reproduction/Replacement Cost =	928,630
Eff.Age:35	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0	
	Total Depreciated Cost =	455,029

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels

Item Description	Cost	# or	Height	Storys	Cost
	Col.	Rate	SqFt	Adj.	Adj.

(39) Miscellaneous

Miscellaneous Built-in Construction:

Single Unit (Self-contained)

Kitchen	2 Up	5000.00	1	1.000	1.000	5,000

Total Cost of Lump-Sum Items = 5,000

Total Cost New = 5,000

Architectural Multiplier: 1.00

	Reproduction/Replacement Cost =	5,000
Eff.Age:35	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0	
	Total Depreciated Cost =	2,450

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
SEG 3 EXT DECK	9.90	687	1.00	93	6,325

ECF (201B COMMERCIAL GROUP B)	1.060 => TCV of Bldg: 1 =	491,632
Replacement Cost/Floor Area= 174.80	Est. TCV/Floor Area= 91.38	

Parcel Number: 009-036-001-00

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Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1977

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average
 Stories: 1 Story Height: 12 Perimeter: 220
 Overall Building Height: 12

Base Rate for Upper Floors = 29.27

(10) Heating system: Hot Water, Radiant Floor Cost/SqFt: 13.82 100%
 Adjusted Square Foot Cost for Upper Floors = 43.09

Total Floor Area: 2,400 Base Cost New of Upper Floors = 103,416

Reproduction/Replacement Cost = 103,416
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0
 Total Depreciated Cost = 37,230

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 2 = 39,464
 Replacement Cost/Floor Area= 43.09 Est. TCV/Floor Area= 16.44

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 1993

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average
 Stories: 1 Story Height: 12 Perimeter: 188
 Overall Building Height: 12

Base Rate for Upper Floors = 29.71

(10) Heating system: Hot Water, Radiant Floor Cost/SqFt: 14.02 100%
 Adjusted Square Foot Cost for Upper Floors = 43.73

Total Floor Area: 1,920 Base Cost New of Upper Floors = 83,961

Reproduction/Replacement Cost = 83,961
 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0
 Total Depreciated Cost = 68,848

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 3 = 72,979
 Replacement Cost/Floor Area= 43.73 Est. TCV/Floor Area= 38.01

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 0

Description of Occupancy: LAND IMPROVEMENTS: COURSE

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Stories Adj.	Cost

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0
 Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI17/GOLC/COSR/CLAIA	125500.00	18	1.00	100	2,259,000

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 4 = 2,394,540

Total Estimated True Cash Value of Commercial/Industrial Buildings = 2,998,615

2026 Est. T.C.V. 009-036-001-00 = 3,620,715

Parcel Number: 009-036-001-00

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Est. TCV/Total Floor Area = 373.27

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
1,511,500	1,511,500	1,511,500	522,234	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	298,900	0	0	14,100	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,810,400	1,810,400	1,810,400	536,334	536,334	0	

009-036-002-00	2026 Est. T.C.V.	CORWIN LYLE & CAROL
Property Class: 401		5190 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 36 T22N R8W IN NE 1/4 OF NE 1/4 BEG 18 RDS N OF SE COR W 16 RDS N 10 RDS E
16 RDS S 10 RDS TO BEG. 1 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	165.00	264.00	1.0493	0.9013	110	100		17,165
165 Actual Front Feet,	1.00	Total Acres			Total Est.	Land Value =		17,165

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1968

(11) Heating System: Wall Furnace
Ground Area = 720 SF Floor Area = 720 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Metal	720		
Expando			64		
			Total:	42,340	14,819

Other Additions/Adjustments

Totals: 42,340 14,819

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 13,930

Cost Est. for Res. Bldg: 2 Single Family 1S Cls D Blt 1965

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1166 SF Floor Area = 1166 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,166		
			Total:	128,554	77,132

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Water/Sewer

1000 Gal Septic	1	4,109	2,465
Water Well, 50 Feet	1	3,344	2,006

Porches

CCP (1 Story)	80	2,045	1,227

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 672 18,567 11,140

Built-Ins

Appliance Allow.	1	1,607	964

Breezeways

Frame Wall	80	3,309	1,985

Totals: 162,523 97,512

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 119,940

Parcel Number: 009-036-002-00

Page: 2

2026 Est. T.C.V. 009-036-002-00

= 151,035

Est. TCV/Total Floor Area = 80.08

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
63,700	63,700	63,700	35,209	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,800	0	950	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
75,500	75,500	75,500	36,159	36,159	0

009-036-003-00	2026 Est. T.C.V.	MICH STATE HWY COMM
Property Class: 402		M-55
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 36 T22N R8W N 75 FT OF SEC ALSO THAT PART NE'LY OF BEG 300 FT S OF NE COR
TH N 44 DEG 40' 59" W TO INTERSECTION WITH PREVIOUS DESC. 10.2532 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.26 Acres			5600	100		57,473
		10.26 Total Acres					Total Est. Land Value =	57,473

2026 Est. T.C.V. 009-036-003-00

= 0

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	0	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-036-004-00	2026 Est. T.C.V.	GILSON DONALD W JR & PENNY L
Property Class: 401		6693 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 36 T22N R8W NE 1/4 OF NW 1/4 EXC N 75 FT THOF AND EXC BEG 75 FT S OF NE COR
TH S 462 FT, W 684 FT, N 273 FT, W 240 FT, N 189 FT, E 924 FT TO POB & EXC W 1/2
OF W 1/2 THOF. 19.999A.

98 SPLIT FOR 99

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors * 236.5 X 3693 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	236.50	3693.00	0.9590	1.7431	110	100		43,486
237 Actual Front Feet, 20.05 Total Acres					Total Est. Land Value =			43,486

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.38	320	50	3,741
Total Estimated Land Improvements True Cash Value =				3,741

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1998

(11) Heating System: Wall Furnace
Ground Area = 980 SF Floor Area = 980 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	980		
			Total:	61,935	34,063

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	168	1,969	1,083
Plumbing			
Average Fixture(s)	1	1,010	555
Water/Sewer			
1000 Gal Septic	1	4,689	2,579
Water Well, 100 Feet	1	5,734	3,154

Garages

Class: C Exterior: Pole (Unfinished)
Base Cost 800 20,320 11,176

Built-Ins

Appliance Allow.	1	2,713	1,492
Totals:		98,370	54,102

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 50,856

2026 Est. T.C.V. 009-036-004-00 = 98,083

Est. TCV/Total Floor Area = 100.08, Most recent sale 07/01/1998 for 30,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
40,300	40,300	40,300	32,288	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	8,700	0	0	871	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
49,000	49,000	49,000	33,159	33,159	33,159	

009-036-004-30	2026 Est. T.C.V.	ROOT SHANNON & ROOT JESSEE
Property Class: 401		6689 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 36 T22N R8W (0*1998) N 264 FT OF W 306 FT OF NE 1/4 OF NW 1/4EXC N 75 FT
THOF AND EXC W 66 FT THOF. 1.04A.

98 SPLIT FROM 034-00 FOR 99

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	236.00	188.00	0.9595	0.8280	110	100		20,623
236 Actual Front Feet, 1.02 Total Acres					Total Est.	Land Value =		20,623

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.84	160	50	1,667
Wood Frame	17.88	420	50	3,755
Total Estimated Land Improvements		True	Cash Value =	5,422

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls D Blt 1950

(11) Heating System: Forced Air w/ Ducts
Ground Area = 988 SF Floor Area = 1482 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	988		
			Total:	163,589	98,155

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Water/Sewer

1000 Gal Septic	1	4,109	2,465
Water Well, 50 Feet	1	3,344	2,006

Deck

Treated Wood	97	2,309	1,385

Built-Ins

Appliance Allow.	1	1,607	964

Totals: 175,946 105,568

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 129,849

2026 Est. T.C.V. 009-036-004-30 = 155,894

Est. TCV/Total Floor Area = 105.19, Most recent sale 08/08/2025 for 85,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
65,500	65,500	65,500	33,518	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,400	0	0	44,382	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
77,900	77,900	77,900	34,422	77,900	77,900	

009-036-004-40	2026 Est. T.C.V.	MAXWELL SANDRA & JAMES
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 36 T22N R8W (0*1998) BEG 306 FT E & 75 FT S OF NW COR OF NE 1/4 OF NW 1/4 TH
S 231 FT, E 160 FT, N 231 FT, W 160 FT TO POB. .85A.

98 SPLIT FROM 034-00 FOR 99

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	160.00	231.00	1.0574	0.8717	110	100		16,223
160 Actual Front Feet, 0.85 Total Acres							Total Est. Land Value =	16,223

2026 Est. T.C.V. 009-036-004-40 = 16,223

Est. TCV/Total Floor Area = 10.95, Most recent sale 02/15/2005 for 20,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
6,600	6,600	6,600	4,124	2.70			
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	1,500	0	111	0			
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
8,100	8,100	8,100	4,235	4,235	0		

009-036-004-50	2026 Est. T.C.V.	WHALEY JEANNETTE M SAPP
Property Class: 401		6577 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 36 T22N R8W (0*1998) BEG 466 FT E & 75 FT S OF NW COR OF NE 1/4 OF NW 1/4 TH
S 231 FT, E 194 FT, N 231 FT, W 194 FT TO POB. 1.029A.

98 SPLIT FROM 034-00 FOR 99

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

	* Factors *	194 X 231
Description	Frontage Depth Front Depth Rate %Adj. Reason	Value
<Site Value A> SITE 15K	15000 100	15,000
194 Actual Front Feet, 1.02 Total Acres	Total Est. Land Value =	15,000

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Wood Frame	20.84	160 50	1,667
Wood Frame	19.78	192 50	1,899
Total Estimated Land Improvements	True Cash Value =		3,566

Cost Est. for Res. Bldg: 1 Single Family HUD Cls D Blt 1970

(11) Heating System: Wall/Floor Furnace
Ground Area = 864 SF Floor Area = 864 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	864		
			Total:	98,653	64,125

Other Additions/Adjustments

Porches

WGEP (1 Story)	252	15,674	10,188
WGEP (1 Story)	96	8,373	5,442

Deck

Treated Wood	308	5,060	3,289
Treated Wood	96	2,297	1,493

Totals: 130,057 84,537

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 83,692

Cost Est. for Res. Bldg: 2 Single Family HUD Cls D Blt 1970

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1056 SF Floor Area = 1056 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,056		
			Total:	118,704	77,158

Other Additions/Adjustments

Water/Sewer

1000 Gal Septic	1	4,109	2,671
Water Well, 50 Feet	1	3,344	2,174

Deck

Treated Wood	65	1,883	1,224
Treated Wood	74	1,995	1,297

Totals: 130,035 84,524

Parcel Number: 009-036-004-50

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Notes:

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 83,679

2026 Est. T.C.V. 009-036-004-50 = 185,937

Est. TCV/Total Floor Area = 96.84

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
73,200	73,200	73,200	57,182	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	19,800	0	0	1,543	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
93,000	93,000	93,000	58,725	58,725	0	

009-036-004-60	2026 Est. T.C.V.	COMMUNITY CHURCH OF CHRIST
Property Class: 201		6535 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 36 T22N R8W (0*1998) N 537 FT OF E 330 FT OF NE 1/4 OF NW 1/4 EXC N 75 FT THOF. 3.5A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	330.00	462.00	1.0000	0.0000	0	100*		0
COMMERCIAL 2-4A 9000			3.50 Acres		9000	100		31,500
* denotes lines that do not contribute to the total acreage calculation.								
330 Actual Front Feet, 3.50 Total Acres Total Est. Land Value =								31,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.86	15000	100	42,900
Total Estimated Land Improvements True Cash Value =				42,900

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Visitor Centers cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 16 Perimeter: 319

Base Rate for Upper Floors = 107.21

(10) Heating system: Package Heating & Cooling Cost/SqFt: 30.30 100%

Adjusted Square Foot Cost for Upper Floors = 137.51

Total Floor Area: 5,400 Base Cost New of Upper Floors = 742,554

Reproduction/Replacement Cost = 742,554

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 445,532

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 1 = 472,264

Replacement Cost/Floor Area= 137.51 Est. TCV/Floor Area= 87.46

Total Estimated True Cash Value of Commercial/Industrial Buildings = 472,264

2026 Est. T.C.V. 009-036-004-60 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 01/01/2002 for 97,350

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
0	0	0	0	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
0	0	0	0	0

SEC 36 T22N R8W (0*1998) BEG 306 FT E & 306 FT S OF NW COR OF NE 1/4 OF NW 1/4
TH S 231 FT, E 160 FT, N 231 FT, W 160 FT TO POB. .85A.

160 X 231

2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM	
	6,600		6,600	6,600	3,895	2.70	
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		1,500	0	0	105	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	8,100		8,100	8,100	4,000	4,000	0

009-036-004-80	2026 Est. T.C.V.	WHALEY JEANNETTE M SAPP
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 36 T22N R8W (0*1998) BEG 330 FT W & 306 FT S OF NE COR OF NE 1/4 IF NW 1/4
TH S 231 FT, W 194 FT, N 231 FT, E 194 FT TO POB. 1.03A.

98 SPLIT FROM 034-00 FOR 99

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	194.00	231.00	1.0076	0.8717	110	100		18,745
194 Actual Front Feet, 1.03 Total Acres							Total Est. Land Value =	18,745

2026 Est. T.C.V. 009-036-004-80	=	18,745

Est. TCV/Total Floor Area = 3.47

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
7,700	7,700	7,700	3,423	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,700	0	92	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,400	9,400	9,400	3,515	3,515	0	

009-036-004-90	2026 Est. T.C.V.	COCHRANE GEORGE E
Property Class: 401		6763 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 36 T22N R8W W 1/2 OF W 1/2 OF NE 1/4 OF NW 1/4 LYINGS'LY OF S R/W LINE HWY
M-55. 9.4318 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600			9.43 Acres		5600	100		52,808
			9.43 Total Acres				Total Est. Land Value =	52,808

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C Blt 1981

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1392 SF Floor Area = 1392 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	912		
1 Story	Siding	Basement	480		
		Total:		200,396	140,277

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 50 Feet	1	3,344	2,341

Porches

WCP (1 Story)	48	3,193	1,628	*51% Good

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	21,479	15,035
Door Opener	1	527	369

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Direct-Vented Gas	1	2,963	2,074

Totals: 240,726 167,900

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 206,517

2026 Est. T.C.V. 009-036-004-90 = 260,275

Est. TCV/Total Floor Area = 186.98

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
111,700	111,700	111,700	51,063	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	18,400	0	0	1,378	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
130,100	130,100	130,100	52,441	52,441	52,441	

009-036-005-00
 Property Class: 402
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

JOHNSTON TODD & JENNIFER
 W BLUE RD
 LAKE CITY, MI 49651

. SEC 36 T22N R8W W 1/2 OF NW 1/4 EXC THAT PART N OF A LINE 75 FT S OF BEG ON W
 SEC LINE 2.55 FT S OF NW COR TH ON A 17188 FT RADIUS RH CURVE 225.19 FT CHORD
 BEARING S 89 DEG 29' 35" E 225.18 FT TH S 89 DEG 7' 4" E 1500 FT TO END. 77.7273
 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$3800	77.73 Acres			3800	100		295,363
		77.73 Total Acres					Total Est. Land Value =	295,363

2026 Est. T.C.V. 009-036-005-00

= 295,363

Est. TCV/Total Floor Area = 212.19

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
143,800	143,800	143,800	66,910	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,900	0	1,806	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
147,700	147,700	147,700	68,716	68,716	0	

009-036-006-00	2026 Est. T.C.V.	SULLIVAN DEVIN J
Property Class: 401		6540 W WALENJUS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 36 T22N R8W NE 1/4 OF SE 1/4 OF NW 1/4. 10 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.00	Acres		5600	100		56,000
		10.00	Total Acres				Total Est. Land Value =	56,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	2800	0	0
Wood Frame	25.46	180	50	2,291
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				4,791

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1982

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 840 SF Floor Area = 1050 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	840		
			Total:	163,443	114,421

Other Additions/Adjustments

Recreation Room	420	7,967	5,577	
Basement, Outside Entrance, Above Grade	1	1,980	1,386	
Plumbing				
Average Fixture(s)	1	1,422	995	
Water/Sewer				
1000 Gal Septic	1	4,689	3,282	
Water Well, 50 Feet	1	3,344	2,341	
Porches				
CGEP (1 Story)	112	8,792	6,154	
WCP (1 Story)	64	3,898	2,729	
WPP	255	5,271	3,690	
Deck				
Treated Wood	96	2,414	1,690	
Built-Ins				
Appliance Allow.	1	2,713	1,899	
Garages				
Class: D Exterior: Pole (Unfinished)				
Base Cost	1920	35,942	33,785	*94% Good
Totals:		241,875	177,949	

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 218,877

2026 Est. T.C.V. 009-036-006-00	=	279,668
Est. TCV/Total Floor Area = 266.35, Most recent sale 04/14/2023 for 338,000		
2025 Assessed	MBOR	S.E.V.
120,700	120,700	120,700
	Base for Cap	IRM
	100,522	2.70

Parcel Number: 009-036-006-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,100	0	0	2,714	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	139,800	139,800	139,800	103,236	103,236	103,236

009-036-007-00	2026 Est. T.C.V.	LUTZ KEITH E & MARILYN A TRUST
Property Class: 402		W WALENJUS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 36 T22N R8W S 1/2 OF SE 1/4 OF SE 1/4 OF NW 1/4 5A
 6/22/2015 SPLIT/EXEMPT TRANSFER 10A TO ADJ PIN.
 FORMERLY SEC 36 T22N R8W S 1/2 OF SE 1/4 OF NW 1/4 EXC N 1/2 OF SE 1/4 OF SE 1/4
 OF NW 1/4. 15A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>40@	\$3800	5.00	Acres		3800	100		19,000
		5.00	Total Acres				Total Est. Land Value =	19,000

2026 Est. T.C.V. 009-036-007-00	=	19,000

Est. TCV/Total Floor Area = 18.10, Most recent sale 06/22/2015 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
9,300	9,300	9,300	2,864	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	200	0	77	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,500	9,500	9,500	2,941	2,941	2,941	

009-036-007-60	2026 Est. T.C.V.	STROM DAVID A & KATHY L
Property Class: 401		6666 W WALENJUS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 36 T22N R8W NW 1/4 OF SE 1/4 OF NW 1/4. 10A M/L & 2015-02176 THE SW 1/4 OF SE 1/4 OF NW 1/4 OF SEC36T22NR8W 10A M/L

2015-02176 THE SW 1/4 OF SE 1/4 OF NW 1/4 OF SEC36T22NR8W - EXEMPT TRANSFER OF PARCEL BOUNDRY FROM 009-036-007-00 LUTZ

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29 @\$5000	20.00	Acres	5000	100			100,000
		20.00	Total Acres				Total Est. Land Value =	100,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	480	50	1,961
D/W/P: 4in Ren. Conc.	8.17	778	50	3,178
D/W/P: Asphalt Paving	3.10	5500	50	8,525
D/W/P: Patio Blocks	15.58	1200	50	9,348
Wood Frame	28.80	100	50	1,440
Total Estimated Land Improvements				24,452

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 1995

(11) Heating System: Forced Heat & Cool
 Ground Area = 1312 SF Floor Area = 1872 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,120		
1 Story	Siding	Crawl Space	192		
		Total:		276,067	234,644

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	2	8,956	7,613

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

WCP (1 Story)	256	9,738	8,277
CCP (1 Story)	288	7,488	6,365

Deck

Treated Wood w/Roof (Deck Portion)	252	4,642	3,946
Treated Wood w/Roof (Roof portion)	252	3,977	3,380
Treated Wood	168	3,558	3,024
Treated Wood	9	403	343
Treated Wood	12	537	456

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	576	28,771	24,455
Storage Over Garage	288	3,813	3,241

Class: C Exterior: Pole (Unfinished)

Base Cost	468	13,942	11,851

Class: C Exterior: Pole (Unfinished)

Base Cost	1632	38,597	32,807

Built-Ins

Appliance Allow.	1	2,713	2,306

Parcel Number: 009-036-007-60

Page: 2

Fireplaces

Wood Stove	1	2,503	2,128

Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	1668	6,689	3,344	*50% Good

Totals:	424,239	358,249

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 440,646

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1995

Costs are taken from the Sheds - Equipment 3 Wall Shed cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average

Stories: 1 Story Height: 12 Perimeter: 140

Base Rate for Upper Floors = 28.83

Adjusted Square Foot Cost for Upper Floors = 28.83

Total Floor Area: 1,200 Base Cost New of Upper Floors = 34,596

Reproduction/Replacement Cost = 34,596

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0

Total Depreciated Cost = 15,222

ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 14,157

Replacement Cost/Floor Area= 28.83 Est. TCV/Floor Area= 11.80

Total Estimated True Cash Value of Commercial/Industrial Buildings = 14,157

2026 Est. T.C.V. 009-036-007-60 = 579,255

Est. TCV/Total Floor Area = 188.56, Most recent sale 06/22/2015 for 24,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
245,900	245,900	245,900	154,193	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	43,700	0	0	4,163	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
289,600	289,600	289,600	158,356	158,356	158,356	

009-036-008-00	2026 Est. T.C.V.	DEKAM CHRISTOPHER & SAMANTHA
Property Class: 401		6520 W WALENJUS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

.N 1/2 OF SE 1/4 OF SE 1/4 OF NW 1/4 OF SECTION 36, T22N R8W., INCLUDING AN
EASEMENT OVER AND ACROSS THE WEST 33 FEET OF THE W 1/2 OF THE NW 1/4 OF SEC 36
T22N R8W. 5 A M/L

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$9000		5.00	Acres		9000	100		45,000
		5.00	Total Acres				Total Est. Land Value =	45,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements			True	Cash Value = 950

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1982

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1484 SF Floor Area = 1904 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	840			
1 Story	Siding	Crawl Space	644			
			Total:	231,594	184,013	*97% Good

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 50 Feet	1	3,344	2,341

Deck

Treated Wood	180	3,721	2,605
w/Roof (Roof portion)	780	11,606	8,124

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	624	17,041	11,929

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Exterior 1 Story	1	6,387	4,471

Breezeways

Frame Wall	70	4,725	3,307

Totals: 291,720 226,101

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 278,104

2026 Est. T.C.V. 009-036-008-00 = 324,054

Est. TCV/Total Floor Area = 170.20, Most recent sale 03/23/2018 for 157,700

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
134,300	134,300	134,300	94,872	2.70

Parcel Number: 009-036-008-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	27,700	0	0	2,561	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	162,000	162,000	162,000	97,433	97,433	97,433

009-036-009-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

LUTZ KEITH E & MARILYN A TRUST
6511 W WALENJUS RD
LAKE CITY, MI 49651

THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 & THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 EXCEPT THE EAST 660.00 FEET OF THE NORTHWEST 1/4, OF THE SOUTHEAST 1/4 OF SECTION 36, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN. SUBJECT TO THE RIGHT-OF-WAY FOR WALENJUS ROAD ACROSS THE NORTHERLY 33' THEREOF, AS DEPICTED ON THE CERTIFICATE OF SURVEY. SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY. SPLIT ON 7/18/2016 INTO 009-036-009-60, 009-036-009-70, 009-036-009-80

FORMERLY THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, EXCEPT THE EAST 330.00 FEET OF THE NORTH 500.00 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, OF SECTION 36, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN. SUBJECT TO THE RIGHT-OF-WAY FOR WALENJUS ROAD ACROSS THE NORTHERLY 33' THEREOF, AS DEPICTED ON THE CERTIFICATE OF SURVEY. SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY.

SPLIT ON 09/10/2013 INTO 009-036-009-95, 009-036-009-90;
FORMERLY DESCRIBED AS: SEC 36 T22N R8W NE 1/4 OF SW 1/4 & NW 1/4 OF SE 1/4. 80A.

Split/Comb. on 07/18/2016 completed 07/18/2016 TIM ;

Parent Parcel(s): 009-036-009-00;

Child Parcel(s): 009-036-009-80, 009-036-009-70, 009-036-009-60;

Split/Comb. on 09/10/2013 completed 09/10/2013 TIM SPLIT 2@1.8939AC EACH;

Parent Parcel(s): 009-036-009-00;

Child Parcel(s): 009-036-009-95, 009-036-009-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3800	44.30	Acres	3800	100			168,340
Residentia INFERIOR@	\$1400	16.00	Acres	1400	100			22,400
	60.30	Total Acres			Total Est.		Land Value =	190,740

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	800	71	3,737
Total Estimated Land Improvements		True	Cash Value =	3,737

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1979

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1536 SF Floor Area = 1536 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,536		
			Total:	242,751	169,937

Other Additions/Adjustments

Basement Living Area	1536	54,021	37,815
Basement, Outside Entrance, Below Grade	1	2,727	1,909

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135
2 Fixture Bath	1	2,996	2,097

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 100 Feet	1	5,734	4,014

Porches

Parcel Number: 009-036-009-00

Page: 2

CPP	60	1,466	1,026	
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	704	27,548	19,284	
Common Wall: 1 Wall	1	-2,589	-1,812	
Class: C Exterior: Block Foundation: 18 Inch (Unfinished)				
Base Cost	224	11,478	5,280	*46% Good
Built-Ins				
Appliance Allow.	1	2,713	1,899	
Fireplaces				
Exterior 2 Story	1	7,869	5,508	
	Totals:	367,303	254,369	

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 312,874

2026 Est. T.C.V. 009-036-009-00					=	507,351
Est. TCV/Total Floor Area = 330.31, Most recent sale 06/22/2015 for 24,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
229,400	229,400	229,400	107,657	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	24,300	0	0	2,906	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
253,700	253,700	253,700	110,563	110,563	110,563	

009-036-009-60
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

HERWERYER JOSH & MEGHAN
6305 W WALENJUS RD
LAKE CITY, MI 49651

2016-02437 PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 36, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 36; THENCE N88°12'29"W, ALONG THE EAST-WEST 1/4. LINE OF SAID SECTION 1313.18 FEET; THENCE S00°58'04"W, 500.00 FEET TO THE POB; THENCE, CONTINUING S00°58'04"W, 801.37 FEET TO THE SOUTH 1/16TH LINE; THENCE N88°15'46"W, ALONG SAID ,1/16TH LINE, 330.00 FEET; THENCE N00°58'04"E, 801.68 FEET; THENCE S88°12'29"E, 330.00 FEET TO THE POB CONTAINING 6.07+- ACRES. TOGETHER WITH AND SUBJECT TO AN EASEMENT DESCRIBED BELOW. AS DEPICTED ON THE CERTIFICATE OF SURVEY.

SUBJECT TO ALL AGREEMENTS, COVENANTS. EASEMENTS. AND RESTRICTIONS OF RECORD, IF ANY EASEMENT FOR INGRESS AND EGRESS AND UTILITIES: PART OF THE NORTHWEST 1/4. OF THE SOUTHEAST 1/4. OF SECTION 36, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY. MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 36: THENCE N88DEG"12'29'W, ALONG THE EAST-WEST 1/4. LINE OF SAID SECTION 1643.18 FEET, TO THE POB; THENCE S00°58'04'W. 550.00 FEET: THENCE N88°12'29", 25.00 FEET; THENCE N00°58'04'E, 350.00 FEET THENCE N88°12'29'W. 25.00 FEET: THENCE N00°58'04'E, 200.00 FEET TO THE EAST-WE5T 1/4. LINE OF SAID SECTION; THENCE S88°12'29' E, ALONG SAID LINE, 50.00 FEET TO THE POINT OF BEGINNING.

SPLIT ON 7/18/2016 FROM/FORMERLY PART OF 009-036-009-00

Split/Comb. on 07/18/2016 completed 07/18/2016 TIM ;
Parent Parcel(s): 009-036-009-00;
Child Parcel(s): 009-036-009-80, 009-036-009-70, 009-036-009-60;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$9000		6.07 Acres			9000	100		54,630
		6.07 Total Acres					Total Est. Land Value =	54,630

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	277	50	911
D/W/P: 3.5 Concrete	6.58	22	50	72
D/W/P: 4in Ren. Conc.	8.17	1180	50	4,820
Total Estimated Land Improvements				True Cash Value = 5,803

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2016

(11) Heating System: Forced Heat & Cool
Ground Area = 1608 SF Floor Area = 1608 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,608		
			Total:	246,197	228,964

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	2,536

Plumbing

Average Fixture(s)	1	1,422	1,322
3 Fixture Bath	1	4,478	4,165
2 Fixture Bath	1	2,996	2,786

Water/Sewer

1000 Gal Septic	1	4,689	4,361
Water Well, 100 Feet	1	5,734	5,333

Porches

CCP (1 Story)	80	2,428	2,258

Parcel Number: 009-036-009-60

Page: 2

Deck

Treated Wood	192	3,882	3,610
w/Roof (Roof portion)	192	3,195	2,971

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	570	23,746	22,084
Common Wall: 1.5 Wall	1	-3,883	-3,611
Door Opener	2	1,054	980

Class: C Exterior: Pole (Unfinished)

Door Opener	2	1,054	980
Base Cost	1440	34,056	31,672

Built-Ins

Appliance Allow.	1	2,713	2,523

Totals: 336,488 312,934

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 384,909

2026 Est. T.C.V. 009-036-009-60 = 445,342

Est. TCV/Total Floor Area = 276.95, Most recent sale 07/22/2016 for 18,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
186,000	186,000	186,000	129,064	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	36,700	0	3,484	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
222,700	222,700	222,700	132,548	132,548	132,548	

009-036-009-70
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

URBANAVAGE RONALD & TIERRA L
6329 W WALENJUS RD
LAKE CITY, MI 49651

SEC 36 T22N R8W PCL C & PCL D OF SURVEY RECORDED IN BOOK OF SURVEYS S-5 P204.
9.85A.

2024 COMBINATION WITH 009-036-009-80 ON 4/25/2023

FORMERLY 2020-01531 PARCEL D BOOK OF SURVEYS S-5P204: PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 36, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 36; THENCE N88°12'29"W, ALONG THE EAST-WEST 1/4. LINE OF SAID SECTION 1643.18 FEET; THENCE S00°58'04"W, 500.00 FEET TO THE POB; THENCE, CONTINUING S00°58'04"W, 801.68 FEET TO THE SOUTH 1/16TH LINE; THENCE N88°15'46"W, ALONG SAID ,1/16TH LINE, 330.00 FEET; THENCE N00°58'04"E, 802.00 FEET; THENCE S88°12'29"E, 330.00 FEET TO THE POB CONTAINING 6.07+- ACRES. TOGETHER WITH AND SUBJECT TO AN EASEMENT DESCRIBED BELOW. AS DEPICTED ON THE CERTIFICATE OF SURVEY.

SUBJECT TO ALL AGREEMENTS, COVENANTS. EASEMENTS. AND RESTRICTIONS OF RECORD, IF ANY. EASEMENT FOR INGRESS AND EGRESS AND UTILITIES: PART OF THE NORTHWEST 1/4. OF THE SOUTHEAST 1/4. OF SECTION 36, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY. MICHIGAN, BEING MORE PARTICULARLY DESCRIBED A5: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 36: THENCE N88DEG"12'29'W, ALONG THE EAST-WEST 1/4. LINE OF SAID SECTION 1643.18 FEET, TO THE POB; THENCE S00°58'04'W. 550.00 FEET: THENCE N88°12'29", 25.00 FEET; THENCE N00°58'04'E, 350.00 FEET THENCE N88°12'29'W. 25.00 FEET: THENCE N00°58'04'E, 200.00 FEET TO THE EAST-WEST 1/4. LINE OF SAID SECTION; THENCE S88°12'29' E, ALONG SAID LINE, 50.00 FEET TO THE POINT OF BEGINNING.

SPLIT ON 7/18/2016 FROM/FORMERLY PART OF 009-036-009-00

Split/Comb. on 07/18/2016 completed 07/18/2016 TIM ;
Parent Parcel(s): 009-036-009-00;
Child Parcel(s): 009-036-009-80, 009-036-009-70, 009-036-009-60;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		9.85 Acres		5600	100			55,160
		9.85 Total Acres					Total Est. Land Value =	55,160

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	580	50	2,018
				Total Estimated Land Improvements True Cash Value = 2,018

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2025

(11) Heating System: Forced Heat & Cool
Ground Area = 2420 SF Floor Area = 2420 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,420		
			Total:	368,308	364,564

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	2,700

Plumbing

Average Fixture(s)	1	1,422	1,408
3 Fixture Bath	1	4,478	4,433
2 Fixture Bath	1	2,996	2,966

Water/Sewer

2000 Gal Septic	1	9,318	9,225
Water Well, 100 Feet	1	5,734	5,677

Parcel Number: 009-036-009-70

Page: 2

Porches

CCP (1 Story)	224	6,113	6,052
CCP (1 Story)	240	6,473	6,408

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	690	32,816	32,488
Common Wall: 2 Wall	1	-5,177	-5,125
Door Opener	2	1,054	1,043

Built-Ins

Appliance Allow.	1	2,713	2,686

Totals: 438,975 434,525

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 534,466

2026 Est. T.C.V. 009-036-009-70 = 591,644

Est. TCV/Total Floor Area = 244.48, Most recent sale 12/07/2022 for 28,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
150,400	150,400	150,400	141,058	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
119,600	25,800	0	119,600	3,808	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
295,800	295,800	295,800	264,466	264,466	264,466	

009-036-009-90
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

KRICK MICHAEL J & AMY J
6255 W WALENJUS RD
LAKE CITY, MI 49651

PARCEL "B": PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 36; THENCE N88° 12'29"W, ALONG THE NORTH LINE OF SAID SECTION 1313.18 FEET, TO THE EAST 1/16TH LINE AND THE POINT OF BEGINNING; THENCE S00°58'04"W, ALONG SAID LINE 500.00 FEET; THENCE N88° 12'29"W, 165.00 FEET; THENCE N00°58'04"E, 500.00 FEET, TO THE NORTH LINE OF SAID SECTION; THENCE S88° 12'29"E, ALONG SAID LINE, 165.00 FEET TO THE POINT OF BEGINNING . CONTAINING I .89+- ACRES. SUBJECT TO THE RIGHT-OF-WAY FOR WALENJUS ROAD ACROSS THE NORTHERLY 33' THEREOF, AS DEPICTED ON THE CERTIFICATE OF SURVEY. SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY AND PARCEL "A" THENCE N00°58'04"E, 500.00 FEET, TO THE NORTH LINE OF SAID SECTION; THENCE S88° 12'29"E, ALONG SAID LINE, 165.00 FEET TO THE POINT OF BEGINNING . CONTAINING I .89+- ACRES. SUBJECT TO THE RIGHT-OF-WAY FOR WALENJUS ROAD ACROSS THE NORTHERLY 33' THEREOF, AS DEPICTED ON THE CERTIFICATE OF SURVEY. SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY
SPLIT/COMBINED ON 09/10/2013 FROM 009-036-009-00;
FORMERLY PART OF: SEC 36 T22N R8W NE 1/4 OF SW 1/4 & NW 1/4 OF SE 1/4. 80A.

Split/Comb. on 09/10/2013 completed 09/10/2013 TIM SPLIT 2@1.8939AC EACH;
Parent Parcel(s): 009-036-009-00;
Child Parcel(s): 009-036-009-95, 009-036-009-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	500.00	0.8823	1.0574	110	100		33,866
330 Actual Front Feet, 3.79 Total Acres							Total Est. Land Value =	33,866

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1066	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements			True Cash Value =	2,375

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 2014

(11) Heating System: Forced Heat & Cool
Ground Area = 1340 SF Floor Area = 1860 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,020		
2 Story	Siding	Basement	320		
1 Story	Siding	Overhang	200		
Total:				276,408	248,727

Other Additions/Adjustments

Basement, Outside Entrance, Above Grade	1	1,980	1,782

Plumbing

Average Fixture(s)	1	1,422	1,280
3 Fixture Bath	1	4,478	4,030
2 Fixture Bath	1	2,996	2,696

Water/Sewer

1000 Gal Septic	1	4,689	4,220
Water Well, 50 Feet	1	3,344	3,010

Porches

Parcel Number: 009-036-009-90

Page: 2

WGEP (1 Story)	216	16,885	15,196
CCP (1 Story)	135	3,893	3,504

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	678	26,828	24,145
Common Wall: 1 Wall	1	-2,589	-2,330
Door Opener	1	527	474

Built-Ins

Appliance Allow.	1	2,713	2,442

Fireplaces

Prefab 2 Story	1	3,109	2,798

Deck

Composite	257	5,055	4,549
Composite w/Roof (Deck Portion)	173	3,811	3,430
Composite w/Roof (Roof portion)	173	2,922	2,630

Totals:	358,471	322,583

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	396,777

2026 Est. T.C.V. 009-036-009-90	=	433,018

Est. TCV/Total Floor Area = 232.81, Most recent sale 07/15/2019 for 285,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
184,100	184,100	184,100	147,976	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	32,400	0	0	3,995	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
216,500	216,500	216,500	151,971	151,971	151,971	

009-036-010-00	2026 Est. T.C.V.	BARRETT PATRICIA A TRUSTEE
Property Class: 401		WALEJUS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 36 T22N R8W N 1/2 OF NW 1/4 OF SW 1/4. 20A.

SPLIT OFF 40 AC IN 92
SPLIT OFF 20 AC IN 93

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>80@	\$3800	20.00	Acres	3800	100			76,000
		20.00	Total Acres				Total Est. Land Value =	76,000

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 10 Blt 1998

(11) Heating System: Forced Air w/ Ducts
Ground Area = 832 SF Floor Area = 832 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Basement	832		
			Total:	151,867	129,088

Other Additions/Adjustments

Basement Living Area	832	29,261	24,872
Basement, Outside Entrance, Above Grade	1	1,980	1,683

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806
2 Fixture Bath	1	2,996	2,547

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Deck

Pine w/Roof (Deck Portion)	256	3,745	3,183
Pine w/Roof (Roof portion)	256	4,027	3,423
Treated Wood w/Roof (Deck Portion)	140	3,160	2,686
Treated Wood w/Roof (Roof portion)	140	2,430	2,065

Built-Ins

Appliance Allow.	1	2,713	2,306

Garages

Class: D Exterior: Pole (Unfinished)			
Base Cost	1568	29,353	24,950

Totals: 247,855 210,678

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 259,134

2026 Est. T.C.V. 009-036-010-00 = 335,134

Est. TCV/Total Floor Area = 402.81

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
149,800	149,800	149,800	53,591	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,800	0	1,446	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
167,600	167,600	167,600	55,037	55,037	0

009-036-010-25	2026 Est. T.C.V.	BARRETT LARRY L TRUST
Property Class: 402		X WALEJUS
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 36 T22N R8W S 1/2 OF NW 1/4 OF SW 1/4. 20A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>40@	\$3800	20.00	Acres		3800	100		76,000
		20.00	Total Acres				Total Est. Land Value =	76,000

2026 Est. T.C.V. 009-036-010-25 = 76,000

Est. TCV/Total Floor Area = 91.35, Most recent sale 07/19/2019 for 120,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
37,000	37,000	37,000	20,460	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	0	552	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,000	38,000	38,000	21,012	21,012	0	

009-036-010-50	2026 Est. T.C.V.	BARRETT LARRY L TRUST
Property Class: 401		W WALEJUS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 36 T22N R8W SW 1/4 OF SW 1/4. 40A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>80@	\$3800	40.00	Acres	3800	100			152,000
		40.00	Total Acres				Total Est. Land Value =	152,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.21	240	50	2,905
				Total Estimated Land Improvements True Cash Value = 2,905

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1995

(11) Heating System: Forced Air w/ Ducts

Ground Area = 864 SF Floor Area = 864 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	864		
			Total:	121,578	91,184

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066

Water/Sewer

1000 Gal Septic	1	4,689	3,517
Water Well, 100 Feet	1	5,734	4,300

Porches

WPP	450	8,006	6,004

Built-Ins

Appliance Allow.	1	2,713	2,035

Totals: 144,142 108,106

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 132,970

2026 Est. T.C.V. 009-036-010-50 = 287,875

Est. TCV/Total Floor Area = 333.19, Most recent sale 07/19/2019 for 120,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
132,200	132,200	132,200	93,699	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,700	0	0	2,529	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
143,900	143,900	143,900	96,228	96,228	0	

009-036-011-00	2026 Est. T.C.V.	TACOMA DANIEL J &
Property Class: 402		X WALEJUS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 36 T22N R8W SE 1/4 OF SW 1/4. 40 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia INFERIOR@	\$1400	40.00	Acres	1400	100			56,000
		40.00	Total Acres				Total Est. Land Value =	56,000

2026 Est. T.C.V. 009-036-011-00 = 56,000

Est. TCV/Total Floor Area = 64.81

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
28,000	28,000	28,000	25,592	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	690	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,000	28,000	28,000	26,282	26,282	0	

009-036-012-00	2026 Est. T.C.V.	SWEET NORMAN JAMES &
Property Class: 402		S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 36 T22N R8W E 1/2 OF SE 1/4. 80 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$3800	60.00	Acres	3800	100			228,000
Residentia INFERIOR@	\$1400	20.00	Acres	1400	100			28,000
		80.00	Total Acres				Total Est. Land Value =	256,000

2026 Est. T.C.V. 009-036-012-00 = 256,000

Est. TCV/Total Floor Area = 296.30

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
125,000	125,000	125,000	37,175	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	0	1,003	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
128,000	128,000	128,000	38,178	38,178	0	

009-036-013-00	2026 Est. T.C.V.	TACOMA DANIEL J ETAL
Property Class: 402		X WALEJUS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 36 T22N R8W SW 1/4 OF SE 1/4. 40 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors * RIVER FRONTAGE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia INFERIOR@	\$1400	40.00	Acres	1400	100			56,000
		40.00	Total Acres				Total Est. Land Value =	56,000

2026 Est. T.C.V. 009-036-013-00 = 56,000

Est. TCV/Total Floor Area = 64.81, Most recent sale 10/01/1997 for 11,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
28,000	28,000	28,000	14,746	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	398	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,000	28,000	28,000	15,144	15,144	0	

009-050-001-00	2026 Est. T.C.V.	BELL RICHARD M & STADLER LORI
Property Class: 401		2790 S SEELEY RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

SEC 18 T22N R8W LOT 1 BELL OAKS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

		* Factors *		IRREGULAR SHAPE		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
A 200' @ 110/	125.83	591.97	1.1228	0.9966	110	100
126 Actual Front Feet,	1.71	Total Acres			Total Est.	Land Value =
						15,489

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Wood Frame	24.12	140 25	844
Total Estimated Land Improvements		True Cash Value =	844

Cost Est. for Res. Bldg: 1	Single Family	HUD	Cls CD	Blt 1998

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1512 SF Floor Area = 1512 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,512		
			Total:	175,493	131,618

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	889
3 Fixture Bath	1	3,721	2,791

Water/Sewer

1000 Gal Septic	1	4,386	3,289
Water Well, 100 Feet	1	5,415	4,061

Deck

Treated Wood	444	6,576	4,932
Treated Wood	80	2,133	1,600
w/Roof (Roof portion)	480	6,480	4,860

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	21,439	16,079

Built-Ins

Appliance Allow.	1	1,897	1,423

Totals:	228,725	171,542

Notes: HUD - 2015-03663 AFFMAN 1998 FORTUNE 268C1220071D SN 0765N

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 169,827

2026 Est. T.C.V. 009-050-001-00 = 186,160

Est. TCV/Total Floor Area = 123.12, Most recent sale 09/18/2015 for 40,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
72,900	72,900	72,900	36,607	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	20,200	0	988	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
93,100	93,100	93,100	37,595	37,595	37,595

009-050-002-00	2026 Est. T.C.V.	ROSINSKI CHAD
Property Class: 401		2797 S SEELEY RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

SEC 18 T22N R8W LOT 2 BELL OAKS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

IRREGULAR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	119.77	473.77	1.1368	0.9427	110	100		14,118
120 Actual Front Feet,	1.30	Total Acres			Total Est.		Land Value =	14,118

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	18.08	96	94	1,632
Total Estimated Land Improvements			True Cash Value =	1,632

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 1999

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1904 SF Floor Area = 1904 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,456		
1 Story	Siding	Crawl Space	448		
		Total:		245,378	196,302

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 100 Feet	1	5,734	4,587

Deck

Treated Wood	200	3,984	3,187
Treated Wood	96	2,414	1,931

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	19,128
Door Opener	1	527	422

Built-Ins

Appliance Allow.	1	2,713	2,170

Totals: 295,249 236,198

Notes: Slyline #17380315MAB

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 233,836

2026 Est. T.C.V. 009-050-002-00 = 249,586

Est. TCV/Total Floor Area = 131.09, Most recent sale 05/25/2018 for 116,600

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
96,900	96,900	96,900	67,089	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	27,900	0	0	1,811	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
124,800	124,800	124,800	68,900	68,900	68,900	

009-050-003-00	2026 Est. T.C.V.	CHIPMAN TIMOTHY & LAURA A
Property Class: 401		2823 S SEELEY RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

SEC 18 T22N R8W LOT 3 BELL OAKS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	210.42	610.69	0.9874	1.0044	110	100		22,955
210 Actual Front Feet, 2.95 Total Acres							Total Est. Land Value =	22,955

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	180	94	1,383
Wood Frame	27.96	120	94	3,154
Total Estimated Land Improvements				True Cash Value = 4,537

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1998

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1344 SF Floor Area = 1344 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,344		
			Total:	180,715	144,572

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582
2 Fixture Bath	1	2,996	2,397

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 100 Feet	1	5,734	4,587

Porches

WCP (1 Story)	96	4,936	3,949
WGEP (1 Story)	180	14,944	11,955

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	528	22,551	18,041
Common Wall: 1 Wall	1	-2,589	-2,071
Door Opener	1	527	422

Built-Ins

Appliance Allow.	1	2,713	2,170

Totals: 243,116 194,493

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 239,226

2026 Est. T.C.V. 009-050-003-00 = 266,718

Est. TCV/Total Floor Area = 198.45, Most recent sale 09/01/1998 for 82,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
114,100	114,100	114,100	67,350	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	19,300	0	0	1,818	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
133,400	133,400	133,400	69,168	69,168	69,168

009-050-004-00	2026 Est. T.C.V.	SMITH WARD H TRUST
Property Class: 401		11850 W ROSTED RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

SEC 18 T22N R8W LOT 4 BELL OAKS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

IRREGULAR WITH WETLAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	135.00	998.64	1.1033	1.1358	110	100		18,609
135 Actual Front Feet, 3.10 Total Acres							Total Est. Land Value =	18,609

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 2001

(11) Heating System: Forced Heat & Cool

Ground Area = 1792 SF Floor Area = 1792 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,792		
			Total:	257,216	205,760

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 100 Feet	1	5,734	4,587

Porches

CCP (1 Story)	336	8,649	6,919

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	576	28,771	23,017
Common Wall: 1 Wall	1	-2,589	-2,071
Door Opener	1	527	422

Built-Ins

Appliance Allow.	1	2,713	2,170

Totals: 311,610 249,275

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 306,608

2026 Est. T.C.V. 009-050-004-00 = 325,217

Est. TCV/Total Floor Area = 181.48, Most recent sale 12/28/2015 for 129,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
138,000	138,000	138,000	80,290	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	24,600	0	2,167	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
162,600	162,600	162,600	82,457	82,457	82,457

009-050-005-00	2026 Est. T.C.V.	FREDELL DANIELLE
Property Class: 401		11820 W ROSTED RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

SEC 18 T22N R8W LOT 5 BELL OAKS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	135.00	380.75	1.1033	0.8925	110	100		14,623
135 Actual Front Feet, 1.18 Total Acres							Total Est. Land Value =	14,623

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1	Single Family	HUD	Cls	C	Blt 2003

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1352 SF Floor Area = 1352 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,352		
			Total:	181,702	154,447

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Deck

Treated Wood	192	3,882	3,300
Treated Wood	25	1,140	969
Treated Wood	20	896	762

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals:	206,656	175,659

Notes: 2003 REDMANMHD

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 173,902

2026 Est. T.C.V. 009-050-005-00 = 189,465

Est. TCV/Total Floor Area = 140.14, Most recent sale 02/01/2003 for 7,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
73,500	73,500	73,500	35,503	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	21,200	0	958	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
94,700	94,700	94,700	36,461	36,461	36,461	

009-050-006-00	2026 Est. T.C.V.	HOLLIDAY RAYMOND J & SHERRY L
Property Class: 401		11784 ROSTED RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

SEC 18 T22N R8W LOT 6 & 7 BELL OAKS.
 4/17/2017 COMBINED WITH 009-050-007-00
 FORMERLY SEC 18 T22N R8W LOT 6 & W 15 FT OF S 200 FT OF LOT 7. BELL OAKS.

4/2017 COMBINE LOT 7

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	135.00	332.35	0.8057	0.8627	110	100		10,321
A 200' @ 110/	339.69	573.21	0.8057	0.9886	110	100		29,763
475 Actual Front Feet, 5.50 Total Acres								Total Est. Land Value = 40,084

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	384	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1999

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1560 SF Floor Area = 1560 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,560		
Total:				180,544	144,436

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	948
3 Fixture Bath	1	3,721	2,977

Water/Sewer

1000 Gal Septic	1	4,386	3,509
Water Well, 100 Feet	1	5,415	4,332

Porches

WPP	128	3,259	2,607

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	21,439	17,151
Common Wall: 1 Wall	1	-2,421	-1,937
Class: CD Exterior: Pole (Unfinished)			
Base Cost	576	14,314	11,451

Built-Ins

Appliance Allow.	1	1,897	1,518

Fireplaces

Prefab 1 Story	1	2,147	1,718

Totals: 235,886 188,710

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 232,113

2026 Est. T.C.V. 009-050-006-00 = 274,697
 Est. TCV/Total Floor Area = 176.09, Most recent sale 10/15/2003 for 95,000

Parcel Number: 009-050-006-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	117,500	117,500	117,500	53,818	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,800	0	0	1,453	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	137,300	137,300	137,300	55,271	55,271	55,271

009-050-008-00	2026 Est. T.C.V.	WELLMAN JOSEPH
Property Class: 402		W ROSTED RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

SEC 18 T22N R8W LOT 8 BELL OAKS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

IRREGULAR WITH WETLANDS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	190.131	232.59	1.0127	1.3249	110	100		28,063
190 Actual Front Feet, 5.38 Total Acres							Total Est. Land Value =	28,063

2026 Est. T.C.V. 009-050-008-00 = 28,063

Est. TCV/Total Floor Area = 17.99, Most recent sale 07/28/2020 for 135,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
11,500	11,500	11,500	8,524	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,500	0	230	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
14,000	14,000	14,000	8,754	8,754	8,754

009-100-001-00	2026 Est. T.C.V.	MCGRAW KENNETH E TRUST
Property Class: 401		1634 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 1 BIRCHAVEN BEACH EXC BEG S 89D 0' 00" E 133.2 FT FROM SW COR LOT 1: TH S 89D 0' 00" E 70.34 FT; N 30 D 31' 42" W 17.75 FT; S 77D 06' 24" W 62.81 FT TO POB.

04 SPLIT 17.75 FT TO 001-98 FOR 05

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

TRIANGLE: EFF

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	67.00	130.54	1.1505	0.7368	5000	100		283,974
67 Actual Front Feet, 0.20 Total Acres								Total Est. Land Value = 283,974

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C Blt 2000

(11) Heating System: Forced Heat & Cool
 Ground Area = 1722 SF Floor Area = 2678 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,274		
1 Story	Siding	Basement	448		
Total:				343,283	257,461

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	2	5,454	4,090

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Porches

WPP	336	6,001	4,501

Deck

Treated Wood	336	5,611	4,208

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	440	19,950	14,962
Common Wall: 1 Wall	1	-2,589	-1,942
Door Opener	1	527	395

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 100 Feet	1	5,734	4,300

Built-Ins

Appliance Allow.	1	2,713	2,035

Local Cost Items

SANITARY SEWER	1	0	0	*91% Good

Totals: 394,049 295,533

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 502,406

Parcel Number: 009-100-001-00

Page: 2

2026 Est. T.C.V. 009-100-001-00	=	788,280
Est. TCV/Total Floor Area = 294.35		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
347,800 347,800 347,800	200,218	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 46,300 0	0	5,405 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
394,100 394,100 394,100	205,623	205,623 205,623

009-100-001-98	2026 Est. T.C.V.	MEIJER MARK D & MARY E TRUST
Property Class: 402		W RIDGEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

BEG S 89D 0' 00" E 133.2 FT FROM SW COR OF LOT 1: TH S 89D 0' 00" E 70.34 FT; N 30 D 31' 42" W 17.75 FT; S 77D 06' 24" W 62.81 FT TO POB.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	17.75	64.00	1.0000	0.6711	1300	100		15,486
18 Actual Front Feet, 0.03 Total Acres							Total Est. Land Value =	15,486

2026 Est. T.C.V. 009-100-001-98 = 15,486

Est. TCV/Total Floor Area = 5.78, Most recent sale 07/08/2004 for 12,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
8,900	8,900	8,900	7,218	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,200	0	194	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,700	7,700	7,700	7,412	7,412	0	

009-100-002-00	2026 Est. T.C.V.	CLOVER JAMES P & LORI
Property Class: 401		1614 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 2 & 3 BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	100.00	169.00	1.0000	0.7659	5000	100		382,960
100 Actual Front Feet, 0.39 Total Acres								
Total Est. Land Value =								382,960

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	18.08	300	0	0
D/W/P: 4in Ren. Conc.	8.17	1481	50	6,050
D/W/P: 4in Concrete	6.96	570	50	1,983
Wood Frame	26.29	160	50	2,103
Total Estimated Land Improvements True Cash Value =				10,136

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 2023

(11) Heating System: Forced Heat & Cool
 Ground Area = 2236 SF Floor Area = 2236 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,676		
1 Story	Siding	Crawl Space	560		
Total:				352,683	345,612

Other Additions/Adjustments

Basement, Outside Entrance, Above Grade	1	1,980	1,940

Plumbing

Average Fixture(s)	1	1,422	1,394
3 Fixture Bath	2	8,956	8,777

Porches

CCP (1 Story)	32	1,103	1,081
WPP	84	2,898	2,840
WPP	258	5,286	5,180

Deck

Treated Wood	84	2,246	2,201

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	784	35,876	35,158
Common Wall: 2 Wall	1	-5,177	-5,073
Door Opener	2	1,054	1,033

Water/Sewer

Public Sewer	1	1,465	1,436
Water Well, 150 Feet	1	8,441	8,272

Built-Ins

Appliance Allow.	1	2,713	2,659

Local Cost Items

GENERATOR	1	1	1	*100% Good

Totals:	420,947	412,511

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 701,269

Parcel Number: 009-100-002-00

Page: 2

2026 Est. T.C.V. 009-100-002-00 = 1,094,365
 Est. TCV/Total Floor Area = 489.43, Most recent sale 10/15/2010 for 200,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
509,800	509,800	509,800	365,376	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	37,400	0	0	9,865	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
547,200	547,200	547,200	375,241	375,241	375,241

009-100-004-00	2026 Est. T.C.V.	FLEISCHMAN JOSEPH B & SUSAN K
Property Class: 401		1604 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 4 BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	168.00	1.0000	1.1991	4800	100		287,786
50 Actual Front Feet, 0.19 Total Acres								287,786
Total Est. Land Value =								287,786

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	46.97	200	94	8,830
D/W/P: 4in Ren. Conc.	8.17	170	94	1,306
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				12,486

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2011

(11) Heating System: Forced Heat & Cool
 Ground Area = 1140 SF Floor Area = 1140 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,140		
Total:				192,672	173,401

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	2,454
Plumbing			
Average Fixture(s)	1	1,422	1,280
Porches			
WCP (1 Story)	171	7,630	6,867
WPP	122	3,534	3,181
Deck			
Treated Wood	120	2,840	2,556
Garages			
Class: D Exterior: Block Foundation: 42 Inch (Unfinished)			
Base Cost	315	14,377	12,939
Water/Sewer			
Public Sewer	1	1,465	1,318
Water Well, 100 Feet	1	5,734	5,161
Built-Ins			
Appliance Allow.	1	2,713	2,442
Totals:		235,114	211,599

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 359,718

2026 Est. T.C.V. 009-100-004-00		=	659,990
Est. TCV/Total Floor Area = 578.94, Most recent sale 07/01/2002 for 112,500			
2025 Assessed	MBOR	S.E.V.	Base for Cap
316,100	316,100	316,100	154,347
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	13,900	0	4,167
2026 Assessed	MBOR	S.E.V.	Capped
			->Taxable<-
			PRE/MBT

330,000	330,000	330,000	158,514	158,514	0

009-100-005-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

GRIER R DIXON & PATRICA A
1594 S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

. LOT 5 BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	164.00	1.0000	1.1890	4800	100		285,369
50 Actual Front Feet, 0.19 Total Acres								285,369
Total Est. Land Value =								285,369

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	52.02	320	0	0
D/W/P: 3.5 Concrete	7.58	280	0	0
D/W/P: Crushed Rock	2.48	960	0	0
Wood Frame	36.43	108	94	3,698

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				8,448

Cost Est. for Res. Bldg: 1 Single Family 1S Cls BC Blt 2014

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1551 SF Floor Area = 1551 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,551		
Total:				296,138	266,522

Other Additions/Adjustments

Recreation Room	1000	26,810	24,129
Basement, Outside Entrance, Below Grade	2	7,626	6,863

Plumbing

Average Fixture(s)	1	2,094	1,885
3 Fixture Bath	1	6,585	5,926
2 Fixture Bath	1	4,412	3,971

Porches

WPP	328	7,531	6,778
CCP (1 Story)	226	7,985	7,186
WPP	120	4,363	3,927
WPP	786	15,791	14,212

Water/Sewer

Public Sewer	1	1,877	1,689
Water Well, 100 Feet	1	6,387	5,748

Built-Ins

Appliance Allow.	1	3,899	3,509

Fireplaces

Direct-Vented Gas	2	8,627	7,764

Totals: 400,125 360,109

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 612,185

2026 Est. T.C.V. 009-100-005-00 = 906,002

Est. TCV/Total Floor Area = 584.14, Most recent sale 06/01/2002 for 150,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-100-005-00

Page: 2

	426,700	426,700	426,700	236,395	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	26,300	0	0	6,382	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	453,000	453,000	453,000	242,777	242,777	242,777

009-100-006-00	2026 Est. T.C.V.	SLACHTER MICHAEL & KIMBERLY J
Property Class: 401		1574 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 6 & 7 BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	100.00	161.00	1.0000	0.7604	5000	100		380,184
100 Actual Front Feet, 0.37 Total Acres								380,184
Total Est. Land Value =								380,184

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	46.97	320	0	0
D/W/P: 3.5 Concrete	6.58	2484	0	0
Wood Frame	24.11	250	50	3,014

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				5,389

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1974

(11) Heating System: Electric Baseboard

Ground Area = 986 SF Floor Area = 986 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	986		
			Total:	157,379	102,296

Other Additions/Adjustments

Recreation Room	986	18,704	12,158
Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

WPP	435	7,743	5,033

Deck

Treated Wood	435	6,642	4,317
Treated Wood	67	1,997	1,298

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	420	17,237	11,204

Class: C Exterior: Block Foundation: 42 Inch (Unfinished)

Base Cost	435	20,815	13,530

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*90% Good

Parcel Number: 009-100-006-00

Page: 2

 Totals: 255,443 166,038

Notes:

 ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 282,264

2026 Est. T.C.V. 009-100-006-00 = 667,837

Est. TCV/Total Floor Area = 677.32, Most recent sale 03/01/2001 for 310,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
320,900	320,900	320,900	172,125	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,000	0	4,647	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
333,900	333,900	333,900	176,772	176,772	0

009-100-008-00	2026 Est. T.C.V.	MOORE SHERMAN W & JUDITH G
Property Class: 401		1564 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 8 BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	158.00	1.0000	1.1736	4800	100		281,670
50 Actual Front Feet, 0.18 Total Acres								281,670
Total Est. Land Value =								281,670

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.26	576	0	0
D/W/P: Patio Blocks	15.58	119	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1969

(11) Heating System: Electric Baseboard

Ground Area = 972 SF Floor Area = 1458 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	972		
Total:				204,696	133,024

Other Additions/Adjustments

Recreation Room	486	9,219	5,992
Exterior			
Stone Veneer	100	3,658	2,378
Basement, Outside Entrance, Below Grade	1	2,727	1,773
Plumbing			
Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911
Porches			
WPP	432	7,690	4,998
WPP	360	6,422	4,174
CCP (1 Story)	72	2,208	1,435
Deck			
Treated Wood	252	4,642	3,017
Balcony			
Wood Balcony	32	1,398	909
Garages			
Class: C Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	252	12,792	8,315
Water/Sewer			
Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727
Built-Ins			
Appliance Allow.	1	2,713	1,763
Fireplaces			
Direct-Vented Gas	1	2,963	1,926

Parcel Number: 009-100-008-00

Page: 2

Local Cost Items

SANITARY SEWER

1

0

0

*90% Good

Totals:

274,227

178,218

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

302,971

2026 Est. T.C.V. 009-100-008-00

= 585,581

Est. TCV/Total Floor Area = 401.63

2025 Assessed	MBOR	S.E.V.
282,600	282,600	282,600

Base for Cap	IRM
112,354	2.70

2026 New Eq. Adjustment	Loss
0	10,200
	0

Additions	Tax Adjustment	Losses
0	3,033	0

2026 Assessed	MBOR	S.E.V.
292,800	292,800	292,800

Capped	->Taxable<-	PRE/MBT
115,387	115,387	115,387

009-100-009-00	2026 Est. T.C.V.	MUDREY MICHAEL S & GINA M
Property Class: 401		1554 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 9 BIRCHAVEN BEACH UNIT SEC10 T22N R8W
 7/12/2019 SPLIT LOTS 10 & PART 11 TO 100-010-00
 FORMERLY LOTS 9, 10 & 11 EXC 10' WIDE STRIP NW'L/Y SIDE OF LOT 11 BIRCHAVEN
 BEACH UNIT SEC10 T22N R8W
 8/2017 TRANSFER 10' NW'LY LOT 11 TO LOT 12
 FORMERLY LOTS 9, 10, & 11. BIRCHAVEN BEACH.

7/12/2019 SPLIT LOTS 10 & 11 EXC 10' NW OF LOT 11
 8/2017 TRANSFER 10' NW'LY LOT 11 TO LOT 12. NOTE TWP ORDINANCE SECTION 4B
 REQUIRES THIS RESULTING LOT BE ADJOINED TO LOT 12.
 COMBO W/LOTS 10,11 FOR 95

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	155.75	1.0000	1.1677	4800	100		280,260
50 Actual Front Feet, 0.18 Total Acres								280,260
Total Est. Land Value =								280,260

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	192	71	840
Wood Frame	24.86	120	73	2,178
Total Estimated Land Improvements True Cash Value =				3,018

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls CD Blt 1973

(11) Heating System: Forced Hot Water
 Ground Area = 672 SF Floor Area = 1464 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	672		
1 Story	Siding	Overhang	288		
			Total:	167,888	100,732

Other Additions/Adjustments

Recreation Room	628	11,417	6,850
Basement, Outside Entrance, Above Grade	1	1,747	1,048

Plumbing

Average Fixture(s)	1	1,185	711
3 Fixture Bath	1	3,721	2,233

Porches

CGEP (1 Story)	132	8,741	5,245
WPP	288	4,732	2,839
WPP	480	7,517	4,510

Deck

Treated Wood	220	4,154	2,492

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	21,439	12,863
Common Wall: 1 Wall	1	-2,421	-1,453
Door Opener	2	935	561

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 100 Feet	1	5,415	3,249

Built-Ins

Parcel Number: 009-100-009-00

Page: 2

Appliance Allow.	1	1,897	1,138	
Fireplaces				
Wood Stove	2	4,214	2,528	
Local Cost Items				
SANITARY SEWER	1	0	0	*88% Good

Totals: 243,881 146,326

Notes: NEW ROOF INSTALLED 2000, NEW VINYL SIDING IN 2002, WINDOWS REPLACED 1995 AND 1998

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 248,754

2026 Est. T.C.V. 009-100-009-00						=	532,032
Est. TCV/Total Floor Area = 363.41, Most recent sale 12/19/2019 for 277,700							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
259,700	259,700	259,700	163,474	2.70			
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	6,300	0	4,413	0			
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
266,000	266,000	266,000	167,887	167,887	0		

009-100-010-00	2026 Est. T.C.V.	CHECINSKI ANDRZEJ & MALGORZATA
Property Class: 401		1544 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOTS 10 & 11 EXC 10' WIDE STRIP NW'L/Y SIDE OF LOT 11 BIRCHAVEN BEACH UNIT SEC10
T22N R8W
7/2019 SPLIT FROM 100-009-00

7/2019 SPLIT FROM LOT 9, LOTS 10 & 11 EXC 10' WIDE STRIP NW'L/Y SIDE OF LOT 11
BIRCHAVEN BEACH UNIT SEC10 T22N R8W

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	90.00	154.65	1.0376	0.7558	5000	100		352,883
90 Actual Front Feet, 0.32 Total Acres								
Total Est. Land Value =								352,883

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1261	50	5,151
Total Estimated Land Improvements True Cash Value =				5,151

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2023

(11) Heating System: Forced Heat & Cool
Ground Area = 1900 SF Floor Area = 1900 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,900		
Total:				299,644	293,662

Other Additions/Adjustments

Recreation Room	950	18,022	17,662
Basement, Outside Entrance, Above Grade	1	1,980	1,940

Plumbing

Average Fixture(s)	1	1,422	1,394
3 Fixture Bath	1	4,478	4,388

Water/Sewer

2000 Gal Septic	1	9,318	9,132
Water Well, 100 Feet	1	5,734	5,619

Porches

CCP (1 Story)	96	2,851	2,794
WCP (1 Story)	84	4,614	4,522
WPP	274	5,340	5,233

Deck

Treated Wood	128	2,977	2,917
Treated Wood	604	8,233	8,068

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	480	21,144	211	*1% Good
Common Wall: 1 Wall	1	-2,589	-26	

Built-Ins

Appliance Allow.	1	2,713	2,659

Totals: 385,881 360,175

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 612,298

Parcel Number: 009-100-010-00

Page: 2

2026 Est. T.C.V. 009-100-010-00	=	970,332
Est. TCV/Total Floor Area = 510.70		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
445,800 445,800 445,800	312,441	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 39,400 0	0	8,435 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
485,200 485,200 485,200	320,876	320,876 320,876

009-100-012-00	2026 Est. T.C.V.	ZYSK CAROLYN D
Property Class: 401		1524 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 12 & A 10' WIDE STRIP OFF THE NW'LY SIDE OF LOT 11 BIRCHAVEN BEACH UNIT
 SEC10 T22N, R8W
 8/2017 TRANSFER 10' FROM LOT 11
 FORMERLY. LOT 12 BIRCHAVEN BEACH.

8/2017 TRANSFER 10' NW'LY LOT 11 TO LOT 12

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	60.00	149.00	0.9382	1.1498	4800	100		310,666
60 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	310,666

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	132	0	0
Wood Frame	26.22	96	50	1,258

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,208

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1953

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1024 SF Floor Area = 1024 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,024		
			Total:	121,126	72,676

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711
3 Fixture Bath	1	3,721	2,233

Porches

CGEP (1 Story)	168	10,300	6,180

Deck

Treated Wood	600	8,004	4,802

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 100 Feet	1	5,415	3,249

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Wood Stove	1	2,107	1,264

Local Cost Items

SANITARY SEWER	1	0	0	*89% Good

Totals: 155,055 93,033

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 158,156

2026 Est. T.C.V. 009-100-012-00	=	471,030
Est. TCV/Total Floor Area = 459.99		

Parcel Number: 009-100-012-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	234,300	234,300	234,300	94,326	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,200	0	0	2,546	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	235,500	235,500	235,500	96,872	96,872	0

009-100-013-00	2026 Est. T.C.V.	WESTFALL DONALD B & MICHELLE
Property Class: 401		1514 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 13 BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	147.00	1.0000	1.1444	4800	100		274,645
50 Actual Front Feet, 0.17 Total Acres								274,645
Total Est. Land Value =								274,645

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	182	0	0
Wood Frame	28.69	80	50	1,147

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,097

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1940

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1038 SF Floor Area = 1038 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,038		
Total:				122,569	73,540

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Porches

WGEP (1 Story)	119	10,524	6,314
WGEP (1 Story)	72	7,476	4,486

Deck

Treated Wood	181	3,651	2,191
Treated Wood	60	1,843	1,106
Treated Wood	709	8,813	5,288

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Interior 1 Story	1	4,610	2,766

Unit-in-Place Cost Items

BOAT HOUSE (BY SQ FT)	100	379	269	*71% Good

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals: 167,591 100,595

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 171,012

2026 Est. T.C.V. 009-100-013-00 = 447,754

Est. TCV/Total Floor Area = 431.36, Most recent sale 08/31/2016 for 240,000

Parcel Number: 009-100-013-00

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2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	220,800	220,800	220,800	126,054	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,100	0	0	3,403	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	223,900	223,900	223,900	129,457	129,457	0

009-100-014-00	2026 Est. T.C.V.	DEBOER JULIE A
Property Class: 401		1504 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 14 BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	145.00	1.0000	1.1389	4800	100		273,332
50 Actual Front Feet, 0.17 Total Acres								273,332
Total Est. Land Value =								273,332

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	35.20	63	72	1,597
Total Estimated Land Improvements True Cash Value =				1,597

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1982

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 672 SF Floor Area = 840 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	672		
Total:				112,820	78,975

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Exterior 1 Story	1	6,387	4,471

Deck

Treated Wood	824	10,498	7,349

Local Cost Items

SANITARY SEWER	1	0	0	*86% Good

Totals: 141,039 98,728

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 167,838

2026 Est. T.C.V. 009-100-014-00 = 442,767

Est. TCV/Total Floor Area = 527.10, Most recent sale 07/01/1997 for 131,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
221,100	221,100	221,100	99,953	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	300	0	0	2,698	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
221,400	221,400	221,400	102,651	102,651	0	

009-100-015-00	2026 Est. T.C.V.	DAVIDSON GERALD B & JUDITH A
Property Class: 401		1494 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 15 BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	143.00	1.0000	1.1334	4800	100		272,006
50 Actual Front Feet, 0.16 Total Acres								272,006
Total Est. Land Value =								272,006

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	165	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1958

(11) Heating System: Space Heater

Ground Area = 825 SF Floor Area = 825 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	825		
Total:				91,710	55,026

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Porches

CGEP (1 Story)	120	7,272	4,363

Water/Sewer

Public Sewer	1	1,152	691
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,607	964

Fireplaces

Exterior 1 Story	1	4,873	2,924

Local Cost Items

SANITARY SEWER	1	0	0	*86% Good

Totals: 110,946 66,567

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 113,164

2026 Est. T.C.V. 009-100-015-00 = 386,120

Est. TCV/Total Floor Area = 468.02

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
192,400	192,400	192,400	71,143	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	700	0	0	1,920	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
193,100	193,100	193,100	73,063	73,063	0	

009-100-016-00	2026 Est. T.C.V.	FORCHE KURT D & JEANNETTE L TRUST
Property Class: 401		1484 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 16 BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	138.00	1.0000	1.1193	4800	100		268,639
50 Actual Front Feet, 0.16 Total Acres								Total Est. Land Value = 268,639

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	105	50	345
D/W/P: Asphalt Paving	3.10	355	50	550
Wood Frame	35.03	64	50	1,121
Metal Prefab	22.84	60	50	685
Total Estimated Land Improvements True Cash Value =				2,701

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1958

(11) Heating System: Forced Heat & Cool

Ground Area = 1076 SF Floor Area = 1076 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	900		
1 Story	Siding	Slab	176		
Total:				154,972	116,223

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
2 Fixture Bath	1	2,996	2,247

Porches

WGEP (1 Story)	112	11,045	8,284

Deck

Treated Wood	643	8,578	6,433
Treated Wood	116	2,768	2,076

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 100 Feet	1	5,734	4,300

Built-Ins

Appliance Allow.	1	2,713	2,035

Local Cost Items

GENERATOR	1	1	1	*100% Good
SANITARY SEWER	1	0	0	*84% Good

Totals: 191,694 143,764

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 244,399

2026 Est. T.C.V. 009-100-016-00 = 515,739

Est. TCV/Total Floor Area = 479.31, Most recent sale 05/26/2011 for 165,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
251,400	251,400	251,400	150,684	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	6,500	0	0	4,068	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
257,900	257,900	257,900	154,752	154,752	0	

009-100-017-00	2026 Est. T.C.V.	PAPENFUSS RANDOLPH KAREN E &
Property Class: 401		1474 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 17 ALSO THAT PART OF LOT 18 DESC AS COMM AT MOST E'LY COR OF LOT 18 COMMON TO LOT 17 & 18 TH N 31 DEG 26' W 25 FT TH SW'LY PAR TO S LOTLINE OF LOT 18 TO W LOT LINE OF LOT 18 TH SE'LY TO NW COR OF LOT 17 TH E'LY TO POB BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	75.00	135.00	1.1059	0.7405	5000	100		307,121
75 Actual Front Feet, 0.23 Total Acres								
Total Est. Land Value =								307,121

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	950	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
BOAT LIFT	500.00	1	0	0
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = 912 SF Floor Area = 912 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	912		
			Total:	131,297	91,907

Other Additions/Adjustments

Exterior

Stone Veneer	200	6,590	4,613
Basement, Outside Entrance, Below Grade	1	2,293	1,605

Plumbing

Average Fixture(s)	1	1,185	829

Porches

WPP	597	9,307	6,515
WPP	29	1,509	1,056

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	840	28,014	19,610
Common Wall: 1 Wall	1	-2,421	-1,695
Door Opener	1	468	328

Water/Sewer

Public Sewer	1	1,300	910
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	1,897	1,328

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 184,783 129,347

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 219,890

Parcel Number: 009-100-017-00

Page: 2

2026 Est. T.C.V. 009-100-017-00 = 528,911
 Est. TCV/Total Floor Area = 579.95, Most recent sale 10/24/2016 for 300,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
238,300	238,300	238,300	112,928	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	26,200	0	0	3,049	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
264,500	264,500	264,500	115,977	115,977	0

009-100-019-00	2026 Est. T.C.V.	FISH SALLIE TRUST
Property Class: 401		1454 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 19 ALSO LOT 18 EXC COMM AT MOST E'LY COR OF LOT 18 COMMON TO LOT 17 & 18
TH N 31 DEG 26' W 25 FT TH SW'LY PAR TO S'LY LOT LINE OF LOT 18 TO W LOT LINE OF
LOT 18 TH SE'LY TO NW COR OF LOT 17 TH E'LY TO POB BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	52.10	134.00	1.0953	0.7397	5000	100		211,059
B100'@5000/FF	25.00	135.00	1.0953	0.7405	5000	100		101,389
77 Actual Front Feet, 0.24 Total Acres								
Total Est. Land Value =								312,448

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	46.97	105	0	0
D/W/P: 4in Ren. Conc.	8.17	848	50	3,464
D/W/P: 4in Ren. Conc.	8.17	1078	50	4,403
Total Estimated Land Improvements True Cash Value =				7,867

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 2015

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1446 SF Floor Area = 1625 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,446		
1 Story	Siding	Overhang	179		
Total:				246,386	226,654

Other Additions/Adjustments

Recreation Room	1200	22,764	20,943
Basement, Outside Entrance, Below Grade	1	2,727	2,509

Plumbing

Average Fixture(s)	1	1,422	1,308
3 Fixture Bath	1	4,478	4,120
2 Fixture Bath	1	2,996	2,756

Porches

WCP (1 Story)	72	4,211	3,874
WPP	97	3,016	2,775
WPP	120	3,491	3,212
WPP	160	4,261	3,920

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	649	26,005	23,925
Common Wall: 1 Wall	1	-2,589	-2,382
Door Opener	1	527	485

Water/Sewer

Public Sewer	1	1,465	1,348
Water Well, 100 Feet	1	5,734	5,275

Fireplaces

Prefab 1 Story	1	2,542	2,339

Totals: 329,436 303,061

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 515,204

Parcel Number: 009-100-019-00

Page: 2

2026 Est. T.C.V. 009-100-019-00

= 835,519

Est. TCV/Total Floor Area = 514.17

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
377,800	377,800	377,800	241,955	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	40,000	0	0	6,532	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
417,800	417,800	417,800	248,487	248,487	0

009-100-020-00	2026 Est. T.C.V.	RENNER FAMILY TRUST
Property Class: 401		1444 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 20 BIRCHAVEN BEACH

SPLIT ON 12/31/2014 INTO 009-100-021-00;
FORMERLY ASSESSED AS LOTS 20 & 21 BIRCHAVEN BEACH.

Split/Comb. on 12/31/2014 completed 12/31/2014 TIM ASSESS LOTS SEPARATELY;
Parent Parcel(s): 009-100-020-00;
Child Parcel(s): 009-100-021-00;

ASSESS PLATED SUBDIVISION LOTS 20 & 21 SEPARATLY. LOT 20 HAS HOUSE, LOT 21
VACANT

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	47.50	132.50	1.0181	1.1035	4800	100		256,158
48 Actual Front Feet, 0.14 Total Acres								
Total Est. Land Value =								256,158

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	100	71	437
Wood Frame	34.86	35	71	866
Total Estimated Land Improvements True Cash Value =				1,303

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1951

(11) Heating System: Space Heater
Ground Area = 780 SF Floor Area = 780 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	780		
Total:				93,376	51,356

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	652

Porches

CGEP (1 Story)	200	11,616	6,389

Water/Sewer

Public Sewer	1	1,300	715
Water Well, 50 Feet	1	3,344	1,839

Built-Ins

Appliance Allow.	1	1,897	1,043

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	112,718	61,994

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 105,390

2026 Est. T.C.V. 009-100-020-00 = 362,851

Est. TCV/Total Floor Area = 465.19

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
180,900	180,900	180,900	77,517	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	500	0	0	2,092	0

Parcel Number: 009-100-020-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
181,400	181,400	181,400	79,609	79,609	0

009-100-021-00	2026 Est. T.C.V.	RENNER FAMILY TRUST
Property Class: 401		1434 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 21 BIRCHAVEN BEACH

SPLIT ON 12/31/2014 FROM 009-100-020-00

Split/Comb. on 12/31/2014 completed 12/31/2014 TIM ASSESS LOTS SEPARATELY;
 Parent Parcel(s): 009-100-020-00;
 Child Parcel(s): 009-100-021-00;

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	128.10	1.0000	1.0905	4800	100		261,730
50 Actual Front Feet, 0.15 Total Acres								
Total Est. Land Value =								261,730

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	359	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1	Single Family	1.75S	Cls	C 10	Blt	2015

(11) Heating System: Forced Heat & Cool
 Ground Area = 1270 SF Floor Area = 2300 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,030		
1 Story	Siding	Crawl Space	240		
Total:				302,119	274,918

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,294
3 Fixture Bath	1	4,478	4,075
2 Fixture Bath	1	2,996	2,726

Porches

CGEP (1 Story)	150	10,682	9,721
CCP (1 Story)	84	2,536	2,308

Deck

Treated Wood	182	3,747	3,410

Water/Sewer

Public Sewer	1	1,465	1,333
Water Well, 50 Feet	1	3,344	3,043

Built-Ins

Appliance Allow.	1	2,713	2,469

Fireplaces

Direct-Vented Gas	1	2,963	2,696

Totals:	338,465	307,993

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:	523,588

2026 Est. T.C.V. 009-100-021-00

= 786,268

Parcel Number: 009-100-021-00

Page: 2

Est. TCV/Total Floor Area = 341.86

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
371,300	371,300	371,300	236,991	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	21,800	0	0	6,398	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
393,100	393,100	393,100	243,389	243,389	0	

009-100-022-00	2026 Est. T.C.V.	FINK ARNOLD & CAROL
Property Class: 401		1424 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 22 BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	124.00	1.0000	1.0782	4800	100		258,767
50 Actual Front Feet, 0.14 Total Acres								258,767
Total Est. Land Value =								258,767

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	750	82	4,047
Total Estimated Land Improvements True Cash Value =				4,047

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C -5 Blt 1965

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1498 SF Floor Area = 2996 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,498		
Total:				312,762	203,337

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

WSEP (1 Story)	296	14,267	9,274
WCP (1 Story)	158	7,205	4,683

Balcony

Wood Balcony	28	1,223	795

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	328	14,704	9,558
Common Wall: 1 Wall	1	-2,139	-1,390

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 2 Story	1	7,869	5,115

Deck

Composite	485	7,488	4,867

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	376,801	244,963

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 416,437

2026 Est. T.C.V. 009-100-022-00	=	679,251
Est. TCV/Total Floor Area = 226.72, Most recent sale 06/01/2001 for 310,000		

Parcel Number: 009-100-022-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	323,200	323,200	323,200	159,669	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	16,400	0	0	4,311	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	339,600	339,600	339,600	163,980	163,980	0

009-100-023-00	2026 Est. T.C.V.	FINK ARNOLD & CAROL
Property Class: 401		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 23 BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	119.00	1.0000	1.0628	4800	100		255,066
50 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	255,066

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.39	160	94	3,517
Total Estimated Land Improvements			True Cash Value =	3,517

2026 Est. T.C.V. 009-100-023-00 = 258,583

Est. TCV/Total Floor Area = 86.31

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
134,600	134,600	134,600	53,044	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	-5,300	0	0	1,432	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
129,300	129,300	129,300	54,476	54,476	0	

009-100-024-00	2026 Est. T.C.V.	MAXWELL TODD & MAXWELL NANCY
Property Class: 401		1404 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 24 BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	115.00	1.0000	1.0501	4800	100		252,032
50 Actual Front Feet, 0.13 Total Acres								252,032
Total Est. Land Value =								252,032

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	169	66	734
Wood Frame	24.96	192	45	2,156
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				5,240

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1957

(11) Heating System: Wall/Floor Furnace
 Ground Area = 1130 SF Floor Area = 1130 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	830		
1 Story	Siding	Crawl Space	300		
			Total:	151,332	105,934

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,422	995	
Deck				
Treated Wood	316	5,388	3,772	
Water/Sewer				
Public Sewer	1	1,465	1,025	
Water Well, 100 Feet	1	5,734	4,014	
Built-Ins				
Appliance Allow.	1	2,713	1,899	
Fireplaces				
Exterior 1 Story	1	6,387	4,471	
Local Cost Items				
SANITARY SEWER	1	0	0	*84% Good
Totals:		174,441	122,110	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 207,587

2026 Est. T.C.V.	009-100-024-00	=	464,859
Est. TCV/Total Floor Area = 411.38, Most recent sale 06/01/2002 for 180,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
227,200	227,200	227,200	95,728
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	5,200	0	2,584
2026 Assessed	MBOR	S.E.V.	Capped
232,400	232,400	232,400	98,312
			->Taxable<-
			PRE/MBT
			0

009-100-025-00	2026 Est. T.C.V.	HEEREN KURT M & SVENJE
Property Class: 401		1394 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 25 BIRCHAVEN BEACH. PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6
P-199.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	110.00	1.0000	1.0339	4800	100		248,141
50 Actual Front Feet, 0.13 Total Acres								248,141
Total Est. Land Value =								248,141

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	37.80	48	71	1,288
Wood Frame	33.65	72	71	1,720
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				5,358

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1965

(11) Heating System: Forced Air w/ Ducts
Ground Area = 832 SF Floor Area = 832 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	832		
Total:				113,712	73,913

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Porches

CGEP (1 Story)	256	15,649	10,172

Deck

Treated Wood	288	5,069	3,295

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 149,761 97,345

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 165,487

2026 Est. T.C.V. 009-100-025-00 = 418,986

Est. TCV/Total Floor Area = 503.59, Most recent sale 10/07/2004 for 224,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
206,100	206,100	206,100	105,765	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,400	0	0	2,855	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

209,500	209,500	209,500	108,620	108,620	0

009-100-026-00	2026 Est. T.C.V.	COUGHLIN BERNITA & RYAN PAMELA M
Property Class: 401		1384 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 26 BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	105.00	1.0000	1.0172	4800	100		244,134
50 Actual Front Feet, 0.12 Total Acres								244,134
Total Est. Land Value =								244,134

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	46.97	32	0	0
D/W/P: 3.5 Concrete	6.58	145	0	0
D/W/P: Patio Blocks	15.58	725	0	0
Wood Frame	29.49	96	71	2,010

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				4,435

Cost Est. for Res. Bldg: 1 Single Family 1S	Cls C	Blt 1970

(11) Heating System: Space Heater

Ground Area = 1176 SF Floor Area = 1176 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,176		
Total:				155,332	100,966

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

WSEP (1 Story)	324	15,536	10,098

Deck

Treated Wood	58	1,851	1,203
Treated Wood	96	2,414	1,569

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	188,555	122,560

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 208,352

2026 Est. T.C.V. 009-100-026-00 = 456,921

Est. TCV/Total Floor Area = 388.54, Most recent sale 06/01/1996 for 104,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
222,400	222,400	222,400	104,237	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,100	0	2,814	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

228,500

228,500

228,500

107,051

107,051

107,051

009-100-027-00	2026 Est. T.C.V.	RYAN DAVID B & PAMELA M
Property Class: 401		1374 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 27 BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	101.00	1.0000	1.0035	4800	100		240,837
50 Actual Front Feet, 0.12 Total Acres								240,837
Total Est. Land Value =								240,837

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	194	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 5 Blt 1963

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1137 SF Floor Area = 2274 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	1,137		
			Total:	268,750	174,678

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

CCP (1 Story)	93	2,774	1,803
WPP	194	4,747	3,086

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 2 Story	1	6,520	4,238

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 296,213 192,529

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 327,299

2026 Est. T.C.V. 009-100-027-00 = 569,086

Est. TCV/Total Floor Area = 250.26, Most recent sale 10/21/2014 for 245,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
272,300	272,300	272,300	161,099	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,200	0	4,349	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
284,500	284,500	284,500	165,448	165,448	0

009-100-028-00	2026 Est. T.C.V.	SMITH GLEN & SARAH
Property Class: 401		1364 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 28 & 29 BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	50.00	95.00	1.0000	0.7025	5000	100		175,630
A50'@4800/FF	50.00	95.00	0.7846	0.9822	4800	100		184,950
100 Actual Front Feet, 0.22 Total Acres								
Total Est. Land Value =								360,580

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.60	100	50	1,280

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,230

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1962

(11) Heating System: Wall/Floor Furnace

Ground Area = 976 SF Floor Area = 976 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	864		
1 Story	Siding	Slab	112		
			Total:	113,642	73,867

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Porches

CPP	300	4,470	2,905

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Exterior 1 Story	1	5,597	3,638

Local Cost Items

SANITARY SEWER	1	0	0	*90% Good

Totals: 131,435 85,432

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 145,235

2026 Est. T.C.V. 009-100-028-00 = 508,045

Est. TCV/Total Floor Area = 520.54

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
250,100	250,100	250,100	97,805	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	3,900	0	0	2,640	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
254,000	254,000	254,000	100,445	100,445	0	

009-100-030-00	2026 Est. T.C.V.	COEBLY JUDITH L TRUST
Property Class: 401		1344 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 30 BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	88.00	1.0000	0.9562	4800	100		229,499
50 Actual Front Feet, 0.10 Total Acres								229,499
Total Est. Land Value =								229,499

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	34.86	24	94	787

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,737

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1955

(11) Heating System: Forced Air w/ Ducts

Ground Area = 678 SF Floor Area = 678 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	678		
Total:				84,400	50,639

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Porches

CGEP (1 Story)	112	7,801	4,681

Water/Sewer

Public Water	1	1,300	780
Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Exterior 1 Story	1	5,597	3,358

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 106,824 64,093

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 108,958

2026 Est. T.C.V. 009-100-030-00 = 340,194

Est. TCV/Total Floor Area = 501.76

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
169,100	169,100	169,100	58,379	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,000	0	0	1,576	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
170,100	170,100	170,100	59,955	59,955	0

009-100-031-00	2026 Est. T.C.V.	FERGUSON DAVID C & ROSE M (TTEE)
Property Class: 401		1334 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 31 BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	93.00	1.0000	0.9749	4800	100		233,981
50 Actual Front Feet, 0.11 Total Acres								233,981
Total Est. Land Value =								233,981

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	65	0	0
Wood Frame	23.39	160	94	3,517

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				4,467

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1958

(11) Heating System: Wall/Floor Furnace
 Ground Area = 700 SF Floor Area = 700 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	700		
Total:				84,992	50,994

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Deck

Treated Wood	96	2,355	1,413

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 100 Feet	1	5,415	3,249

Built-Ins

Appliance Allow.	1	1,897	1,138

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 97,144 58,285

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 99,085

2026 Est. T.C.V. 009-100-031-00 = 337,533

Est. TCV/Total Floor Area = 482.19, Most recent sale 09/01/1996 for 76,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
168,800	168,800	168,800	67,445	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	1,821	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
168,800	168,800	168,800	69,266	69,266	0	

009-100-032-00	2026 Est. T.C.V.	LAROSE RYAN & ERIN N
Property Class: 401		1324 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 32 BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	116.00	1.0000	1.0533	4800	100		252,797
50 Actual Front Feet, 0.13 Total Acres								252,797
Total Est. Land Value =								252,797

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	157	0	0
Wood Frame	36.42	56	95	1,938
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,888

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1964

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 945 SF Floor Area = 945 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	945		
Total:				127,650	82,972

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Deck

Treated Wood	490	7,183	4,669

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good

Totals:	143,777	93,454

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 158,872

2026 Est. T.C.V. 009-100-032-00 = 414,557

Est. TCV/Total Floor Area = 438.68, Most recent sale 09/19/2017 for 220,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
204,300	204,300	204,300	122,294	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,000	0	3,301	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
207,300	207,300	207,300	125,595	125,595	0	

009-100-033-00	2026 Est. T.C.V.	SCHLICK DAVID R & MARIANNE TRUST
Property Class: 401		1314 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 33 BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	146.00	1.0000	1.1416	4800	100		273,990
50 Actual Front Feet, 0.17 Total Acres								273,990
Total Est. Land Value =								273,990

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Picket, 30-40	15.10	50	0	0
D/W/P: 3.5 Concrete	6.58	300	0	0
Wood Frame	26.46	156	50	2,064
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,014

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1970

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1002 SF Floor Area = 1252 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,002		
Total:				161,654	113,158

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Deck

Treated Wood	57	1,833	1,283
Treated Wood	953	12,141	8,499

Balcony

Wood Balcony	42	1,835	1,284

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	2,713	1,899

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good

Totals: 190,885 133,619

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 227,152

2026 Est. T.C.V. 009-100-033-00 = 504,156

Est. TCV/Total Floor Area = 402.68, Most recent sale 06/10/2005 for 305,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
245,900	245,900	245,900	114,223	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,200	0	3,084	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
252,100	252,100	252,100	117,307	117,307	0	

009-100-034-00	2026 Est. T.C.V.	MERCHANT JOSHUA D & CARRIE L TRUST
Property Class: 401		1304 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 34 BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	170.00	1.0000	1.2041	4800	100		288,980
50 Actual Front Feet, 0.20 Total Acres								288,980
Total Est. Land Value =								288,980

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	46.97	240	0	0
D/W/P: Asphalt Paving	3.10	1350	0	0
D/W/P: 3.5 Concrete	6.58	185	0	0
Wood Frame	36.42	56	50	1,020

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				2,920

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1960

(11) Heating System: Forced Air w/ Ducts

Ground Area = 820 SF Floor Area = 820 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	820		
Total:				112,209	72,936

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

CGEP (1 Story)	128	9,655	6,276
CCP (1 Story)	35	1,190	773

Deck

Treated Wood	546	7,710	5,011

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good

Totals: 150,573 97,872

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 166,382

2026 Est. T.C.V. 009-100-034-00 = 458,282

Est. TCV/Total Floor Area = 558.88, Most recent sale 09/21/2018 for 243,700

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
226,900	226,900	226,900	126,151	2.70

Parcel Number: 009-100-034-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,200	0	0	3,406	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	229,100	229,100	229,100	129,557	129,557	0

009-100-035-00	2026 Est. T.C.V.	KINEY CAROL LEE
Property Class: 401		1284 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOTS 35, 36 & 37 EXC W'LY 25 FT OF LOT 37. (0*1998) BIRCHAVEN BEACH.

98 SPLIT W 25' LOT 37 TO 038 FOR 99

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

		* Factors *		LOTS 35, 36, W 25' OF 37	
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
B100'@5000/FF	125.00	170.00	0.9249	0.7666	5000 100 443,128
125 Actual Front Feet, 0.49 Total Acres				Total Est. Land Value =	443,128

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete	5.77	75 0	0
Wood Frame	27.77	64 95	1,688
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00	1 97	970
Total Estimated Land Improvements True Cash Value =			2,658

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1952

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 672 SF Floor Area = 672 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	672		
			Total:	79,169	43,542

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Porches

CSEP (1 Story)	117	4,723	2,598

Deck

Treated Wood	118	2,677	1,472
Treated Wood	120	2,713	1,492
Treated Wood	48	1,596	878

Water/Sewer

Public Sewer	1	1,152	634
Water Well, 50 Feet	1	3,344	1,839

Built-Ins

Appliance Allow.	1	1,607	884

Fireplaces

Interior 1 Story	1	4,050	2,227

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 102,019 56,109

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 95,385

2026 Est. T.C.V. 009-100-035-00 = 541,171

Est. TCV/Total Floor Area = 805.31, Most recent sale 11/21/2014 for 200,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
265,600	265,600	265,600	114,667	2.70

Parcel Number: 009-100-035-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,000	0	0	3,096	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	270,600	270,600	270,600	117,763	117,763	0

009-100-038-00	2026 Est. T.C.V.	CHECINSKI ANDREZ J & MARLOGORZATA
Property Class: 401		1264 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. (0*1998) LOT 38 & W'LY 25 FT OF LOT 37. BIRCHAVEN BEACH.

98 RCV.D W 25' FROM LOT 37 FROM 035-00 FOR 99

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	50.00	184.00	1.1059	0.7758	5000	100		214,482
B100'@5000/FF	25.00	184.00	1.1059	0.7758	5000	100		107,241
75 Actual Front Feet, 0.32 Total Acres								Total Est. Land Value = 321,723

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	46.97	256	0	0
Wood Frame	35.03	64	74	1,659
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				4,034

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1966

(11) Heating System: Electric Baseboard
 Ground Area = 1600 SF Floor Area = 1730 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,080		
1.25 Story	Siding	Slab	520		
Total:				218,208	152,746

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Deck

Treated Wood	304	5,247	3,673

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Wood Stove	1	2,503	1,752

Garages

Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost	216	10,370	7,259

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 249,750 174,825

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 297,202

2026 Est. T.C.V. 009-100-038-00 = 622,959
 Est. TCV/Total Floor Area = 360.09, Most recent sale 04/21/2011 for 223,500

Parcel Number: 009-100-038-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	254,100	254,100	254,100	143,769	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	30,600	26,800	0	30,600	3,881	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	311,500	311,500	311,500	178,250	178,250	0

009-100-039-00	2026 Est. T.C.V.	HAMILTON JOSEPH C & AMY L
Property Class: 401		1254 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 39 BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	179.00	1.0000	1.2260	4800	100		294,245
50 Actual Front Feet, 0.20 Total Acres								294,245
Total Est. Land Value =								294,245

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	120	0	0
Wood Frame	34.86	36	94	1,180
Wood Frame	29.92	72	94	2,025

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				5,630

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1968

(11) Heating System: Wall/Floor Furnace

Ground Area = 1338 SF Floor Area = 1338 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	1,074			
1 Story	Siding	Crawl Space	264			*85% Good
Total:				150,394	103,828	

Other Additions/Adjustments

Plumbing

Average Fixture(s) 1 1,185 770

Deck

Treated Wood 378 5,923 3,850

Garages

Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost 460 17,195 11,177

Water/Sewer

Public Sewer 1 1,300 845

Water Well, 50 Feet 1 3,344 2,174

Built-Ins

Appliance Allow. 1 1,897 1,233

Fireplaces

Exterior 1 Story 1 5,597 3,638

Local Cost Items

SANITARY SEWER 1 0 0 *84% Good

Totals: 186,835 127,515

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 216,775

2026 Est. T.C.V. 009-100-039-00 = 516,650

Est. TCV/Total Floor Area = 386.14, Most recent sale 06/01/2002 for 187,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

253,400 253,400 253,400 112,362 2.70

2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses

Parcel Number: 009-100-039-00

Page: 2

0	4,900	0	0	3,033	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
258,300	258,300	258,300	115,395	115,395	0

009-100-040-00	2026 Est. T.C.V.	HAMILTON JOE & AMY
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 40 BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	175.00	1.0000	1.2164	4800	100		291,927
50 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	291,927

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.80	320	94	6,257

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				8,682

2026 Est. T.C.V. 009-100-040-00 = 300,609

Est. TCV/Total Floor Area = 224.67, Most recent sale 10/22/2020 for 135,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
156,300	156,300	156,300	66,836	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-6,000	0	1,804	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
150,300	150,300	150,300	68,640	68,640	0

009-100-041-00	2026 Est. T.C.V.	SEYMOUR JASON & SHARON
Property Class: 401		1228 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOTS 41 & PART OF LOT 42 BIRCHAVEN BEACH UNIT OF MISSAUKEE LAKES LAND CO, PLAT NO 1 SEC10 T22N R8W DESC TO-WIT: COMM AT SOUTHERLY CNR COMMON TO LOTS 43 & 44 OF SAID PLAT; TH S29 DEG 53'24" E 59.5 FT ALONG THE WESTERLY LINE OF PLAT TO POB TH N24DEG28'04"E 152.62 FT TO POINT ON NORTHERLY LINE OF SAID PLAT TH N85DEG01'18"E 40.05 FT ALONG SAID NORTHERLY PLAT LINE TH S35DEG08'00"E 84.10 FT ALONG SAID PLAT LINE TO NORTHEASTERLY CNR COMMON TO LOTS 40 & 41 OF SAID PLAT TH S47DEG03'11"W 172.5 ALONG A LINE COMMON TO SAID LOTS 40 & 41 TO THE SOUTHWESTERLY CNR COMMON TO 40 & 41 TH N29DEG53'24"W 50.66 FT ALONG WESTLERY LINE OF B BEACH DR TO POB .32 A M/L SUBJECT TO EASEMENTS, RESERVATIONS & RESTRICTIONS OF RECORD.

2011 ASSESSMENT AND PRIOR: FORMERLY AS LOTS 41 & 42

SPLIT LOT 42: The purpose of the proposed land division is to divide the existing parcel into two parcels, one containing the existing cottage building, leaving a remainder of sufficient size to allow for building another cottage, subject to zoning ordinances and other existing laws.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *				LOTS 41 & PRT OF 42	
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
A50'@4800/FF	50.00	278.78	1.0000	1.4317	4800 100 343,601
50 Actual Front Feet, 0.32 Total Acres					Total Est. Land Value = 343,601

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	400	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1960

(11) Heating System: Electric Baseboard
 Ground Area = 1182 SF Floor Area = 1657 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	738		
2 Story	Siding	Slab	444		
1 Story	Siding	Overhang	31		
			Total:	200,578	130,376

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

WPP	204	4,863	3,161

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	590	21,836	14,193

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Fireplaces

Exterior 1 Story	1	6,387	4,152
Prefab 1 Story	1	2,542	1,652

Parcel Number: 009-100-041-00

Page: 2

Local Cost Items

SANITARY SEWER

1

0

0

*84% Good

Totals: 246,915 160,495

Notes: 2015 REPLACE DECKS WITH 200+SQFT DECK & CONCRETE WALKS, PAINT, INTERIOR REFRESH.

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 272,842

2026 Est. T.C.V. 009-100-041-00 = 618,343

Est. TCV/Total Floor Area = 373.17, Most recent sale 09/05/2014 for 215,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
302,800	302,800	302,800	141,324	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,400	0	0	3,815	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
309,200	309,200	309,200	145,139	145,139	0	

009-100-043-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

UELAND STEVE & KELLY
1220 S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

PART OF LOTS 42 & 43, OF THE RECORDED PLAT OF BIRCHAVEN BEACH UNIT OF MISSAUKEE LAKES LAND COMPANY, PLAT NO. 1, SEC10T22N RBW DESC TO-WIT: BEG AT THE SOUTHERLY CNR COMMON TO LOTS 43 & 44 OF SAID PLAT; THENCE N14DEG36'23"W 80.07 FT ALONG THE LINE COMMON TO SAID LOTS 43 & 44 TO THE NORTHERLY CNR COMMON TO SAID LOT 43 & 44 TH N85DEG01'18"E 113.48 FT ALONG NORTHERLY LINE OF SAID PLAT; TH S24DEG28'04"W 152.62 FT TO A PT ON WESTERLY LINE OF BIRCHAVEN BEACH DR OF SAID PLAT; TH N29DEG53'24"W 59.50 FT ALONG SAID WESTERLY LINE TO POB.

2011 ASSESSMENT AND PRIOR YEARS AS: LOT 43 BIRCHAVEN BEACH.

The purpose of the proposed land division is to divide the existing parcel into two parcels, one containing the existing cottage building, leaving a remainder of sufficient size to allow for building another cottage, subject to zoning ordinances and other existing laws.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	59.33	139.10	0.9419	1.1224	4800	100		301,084
60 Actual Front Feet, 0.19 Total Acres								Total Est. Land Value = 301,084

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	655	0	0
D/W/P: 4in Concrete	6.96	186	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 10 Blt 2015

(11) Heating System: Forced Heat & Cool
Ground Area = 953 SF Floor Area = 2119 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	881		
1 Story	Siding	Crawl Space	72		
1 Story	Siding	Overhang	285		
Total:				279,486	251,525

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,280
3 Fixture Bath	1	4,478	4,030

Porches

CPP	144	2,907	2,616
CCP (1 Story)	138	3,970	3,573
CCP (1 Story)	24	1,185	1,066

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	349	20,427	18,384
Common Wall: 2 Wall	1	-5,177	-4,659
Door Opener	1	527	474

Water/Sewer

Public Sewer	1	1,465	1,318
Water Well, 100 Feet	1	5,734	5,161

Built-Ins

Parcel Number: 009-100-043-00

Page: 2

Appliance Allow.	1	2,713	2,442
Fireplaces			
Direct-Vented Gas	1	2,963	2,667
Totals:		322,100	289,877

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 492,791

2026 Est. T.C.V. 009-100-043-00 = 798,625
 Est. TCV/Total Floor Area = 376.89, Most recent sale 01/22/2013 for 80,000
 2025 Assessed MBOR S.E.V. Base for Cap IRM
 381,600 381,600 381,600 210,020 2.70
 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses
 0 17,700 0 0 5,670 0
 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
 399,300 399,300 399,300 215,690 215,690 0

009-100-044-00	2026 Est. T.C.V.	GLASS CASEY R & JENNIFER S TRUST
Property Class: 401		1214 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 44 & 45 BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	100.00	88.00	1.0000	0.6945	5000	100		347,250
100 Actual Front Feet, 0.20 Total Acres								
Total Est. Land Value =								347,250

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	15.58	168	0	0
D/W/P: 4in Concrete	6.96	132	0	0
Wood Frame	37.80	48	50	907
Total Estimated Land Improvements True Cash Value =				907

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1955

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1290 SF Floor Area = 1290 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,290		
Total:				182,819	109,680

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853
3 Fixture Bath	1	4,478	2,687

Deck

Treated Wood	419	6,482	3,889

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	572	23,801	14,281
Storage Over Garage	458	6,064	3,638

Water/Sewer

Public Sewer	1	1,465	879
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Exterior 1 Story	1	6,387	3,832

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 238,975 143,373

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 243,734

2026 Est. T.C.V. 009-100-044-00 = 591,891

Est. TCV/Total Floor Area = 458.83

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
284,300	284,300	284,300	114,217	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,600	0	0	3,083	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

295,900	295,900	295,900	117,300	117,300	0

009-100-046-00	2026 Est. T.C.V.	HOWELL CAROL L TRUSTEE
Property Class: 401		1198 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 46 BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	97.00	1.0000	0.9894	4800	100		237,455
50 Actual Front Feet, 0.11 Total Acres								237,455
Total Est. Land Value =								237,455

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	391	71	1,827
Wood Frame	32.26	80	71	1,833
Wood Frame	27.13	140	94	3,570
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				9,605

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls C	Blt 1950

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1117 SF Floor Area = 1117 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,117		
Total:				148,478	81,663

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	782
2 Fixture Bath	1	2,996	1,648

Porches

CGEP (1 Story)	126	9,552	5,254
WGEF (1 Story)	144	12,898	7,094

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	21,479	11,813

Water/Sewer

Public Sewer	1	1,465	806
Water Well, 50 Feet	1	3,344	1,839

Built-Ins

Appliance Allow.	1	2,713	1,492

Fireplaces

Exterior 1 Story	1	6,387	3,513

Deck

Treated Wood	792	10,090	5,549

Local Cost Items

SANITARY SEWER	1	0	0	*83% Good

Totals:	220,824	121,453

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 206,470

Parcel Number: 009-100-046-00

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Est. TCV/Total Floor Area = 406.03

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
221,500	221,500	221,500	89,791	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,300	0	0	2,424	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
226,800	226,800	226,800	92,215	92,215	0	

009-100-047-00	2026 Est. T.C.V.	HOWELL CAROL L TRUSTEE
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 47 & 48 BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

LOTS 47 & 48

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	50.00	86.00	1.0000	0.6921	5000	100		173,027
BACK 50' @ 500	50.00	76.00	0.8409	0.8786	500	100		18,471
100 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	191,498

2026 Est. T.C.V. 009-100-047-00

= 191,498

Est. TCV/Total Floor Area = 171.44

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
95,700	95,700	95,700	35,341	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	954	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
95,700	95,700	95,700	36,295	36,295	0

009-140-001-00	2026 Est. T.C.V.	RIVERA FELIPE EMILIO CASANOVA
Property Class: 401		5115 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 1 BLUE ROAD ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

		* Factors *		IRREGULAR SHAPE		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 200' @ 110/	129.12	404.83	1.1156	0.9063	110 100	14,361
129 Actual Front Feet, 1.20 Total Acres Total Est. Land Value =						14,361

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Wood Frame	25.60	100 50	1,280
Wood Frame	29.92	72 50	1,077
Total Estimated Land Improvements True Cash Value =			2,357

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1995

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1248 SF Floor Area = 1248 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,248		
Total:				148,828	119,062

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	948
3 Fixture Bath	1	3,721	2,977

Water/Sewer

1000 Gal Septic	1	4,386	3,509
Water Well, 50 Feet	1	3,344	2,675

Deck

Treated Wood w/Roof (Deck Portion)	80	2,133	1,706
Treated Wood w/Roof (Roof portion)	80	1,349	1,079
Treated Wood	20	877	702

Built-Ins

Appliance Allow.	1	1,897	1,518

Totals: 167,720 134,176

Notes: MODULAR

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.140 => TCV: 152,961

2026 Est. T.C.V. 009-140-001-00 = 169,679

Est. TCV/Total Floor Area = 135.96, Most recent sale 09/20/2024 for 170,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
77,100	77,100	77,100	77,100	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,700	0	0	2,081	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
84,800	84,800	84,800	79,181	79,181	79,181

009-140-002-00	2026 Est. T.C.V.	BRONKEMA TAMARA L
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 2 BLUE ROAD ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	467.80	1.1892	0.9397	110	100		12,292
100 Actual Front Feet, 1.07 Total Acres							Total Est. Land Value =	12,292

2026 Est. T.C.V. 009-140-002-00 = 12,292

Est. TCV/Total Floor Area = 9.85, Most recent sale 11/15/2019 for 20,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,000	5,000	5,000	3,409	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,100	0	0	92	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,100	6,100	6,100	3,501	3,501	0	

009-140-003-00	2026 Est. T.C.V.	BRONKEMA TAMARA L
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 3 BLUE ROAD ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	79.67	467.80	1.2587	0.9397	110	100		10,366
80 Actual Front Feet, 0.86 Total Acres							Total Est. Land Value =	10,366

2026 Est. T.C.V. 009-140-003-00 = 10,366

Est. TCV/Total Floor Area = 8.31, Most recent sale 11/15/2019 for 20,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
4,200	4,200	4,200	3,409	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	0	92	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,200	5,200	5,200	3,501	3,501	0	

009-140-004-00	2026 Est. T.C.V.	BRONKEMA TAMARA L
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 4 BLUE ROAD ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	498.00	1.1892	0.9545	110	100		12,486
100 Actual Front Feet, 1.14 Total Acres							Total Est. Land Value =	12,486

2026 Est. T.C.V. 009-140-004-00 = 12,486

Est. TCV/Total Floor Area = 10.00, Most recent sale 11/15/2019 for 20,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,100	5,100	5,100	3,409	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,100	0	92	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,200	6,200	6,200	3,501	3,501	0	

009-140-005-00	2026 Est. T.C.V.	BRONKEMA TAMARA L
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 5 BLUE ROAD ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	470.00	1.1892	0.9408	110	100		12,307
100 Actual Front Feet, 1.08 Total Acres							Total Est. Land Value =	12,307

2026 Est. T.C.V. 009-140-005-00 = 12,307

Est. TCV/Total Floor Area = 9.86, Most recent sale 11/15/2019 for 20,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,000	5,000	5,000	3,409	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	0	92	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,200	6,200	6,200	3,501	3,501	0	

009-140-006-00	2026 Est. T.C.V.	FOSTER WM K
Property Class: 401		7859 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 6 BLUE ROAD ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	435.81	1.1892	0.9232	110	100		12,076
100 Actual Front Feet, 1.00 Total Acres							Total Est. Land Value =	12,076

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	15.53	100	66	1,025
Total Estimated Land Improvements				True Cash Value = 1,025

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1978

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1056 SF Floor Area = 1056 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,056		
			Total:	148,634	105,531

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	841

Water/Sewer

1000 Gal Septic	1	4,386	3,114
Water Well, 50 Feet	1	3,344	2,374

Porches

CCP (1 Story)	100	2,702	1,918

Deck

Treated Wood	352	5,650	4,011

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	1008	21,803	15,480

Built-Ins

Appliance Allow.	1	1,897	1,347

Fireplaces

Wood Stove	1	2,107	1,496

Totals: 191,708 136,112

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 167,418

2026 Est. T.C.V. 009-140-006-00 = 180,519

Est. TCV/Total Floor Area = 170.95

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
76,600	76,600	76,600	43,424	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,700	0	0	1,172	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,300	90,300	90,300	44,596	44,596	44,596	

009-140-007-00	2026 Est. T.C.V.	SHELTON SHAWNA
Property Class: 401		7823 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 7 BLUE ROAD ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	165.00	405.13	1.0493	0.9065	110	100		17,263
165 Actual Front Feet,	1.53	Total Acres			Total Est.	Land Value =		17,263

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	428	78	2,056
Total Estimated Land Improvements		True Cash Value =		2,056

Cost Est. for Res. Bldg: 1 Single Family TRI Cls CD Blt 1979

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1176 SF Floor Area = 1806 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Tri-Level	Siding	Crawl Space	1,176		
1 Story	Siding	Overhang	42		
		Total:		195,762	137,034

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	829
3 Fixture Bath	1	3,721	2,605
2 Fixture Bath	1	2,502	1,751

Water/Sewer

1000 Gal Septic	1	4,386	3,070
Water Well, 50 Feet	1	3,344	2,341

Porches

CCP (1 Story)	84	2,323	1,649	*71% Good

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	312	14,393	10,075	
Common Wall: 1 Wall	1	-2,421	-1,695	
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	672	21,329	17,490	*82% Good

Built-Ins

Appliance Allow.	1	1,897	1,328

Totals: 248,421 176,477

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 217,067

2026 Est. T.C.V. 009-140-007-00 = 236,386

Est. TCV/Total Floor Area = 130.89, Most recent sale 11/04/2013 for 91,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
101,100	101,100	101,100	55,424	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	17,100	0	0	1,496	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
118,200	118,200	118,200	56,920	56,920	56,920

009-140-008-00	2026 Est. T.C.V.	COCKERAM JASON L & RUBY L
Property Class: 401		7753 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 8 BLUE ROAD ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	169.98	393.22	1.0415	0.8997	110	100		17,521
170 Actual Front Feet,	1.53	Total Acres			Total Est.	Land Value =		17,521

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wire Mesh, #9	3.78	4500	50	8,505
Wood Frame	32.26	80	50	1,290
Wood Frame	35.03	64	50	1,121
Total Estimated Land Improvements				True Cash Value = 10,916

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C 10 Blt 1990

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1332 SF Floor Area = 1332 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,002		
1 Story	Siding	Crawl Space	330		
			Total:	197,157	147,878

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Water/Sewer

1000 Gal Septic	1	4,689	3,517
Water Well, 50 Feet	1	3,344	2,508

Deck

Treated Wood	220	4,255	3,191

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	900	22,266	16,699

Built-Ins

Appliance Allow.	1	2,713	2,035

Totals: 240,324 180,252

Notes: 2002 ADDITION 12X27

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.990 => TCV: 178,449

2026 Est. T.C.V. 009-140-008-00 = 206,886

Est. TCV/Total Floor Area = 155.32, Most recent sale 06/01/1998 for 56,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
81,600	81,600	81,600	45,590	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	21,800	0	0	1,230	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
103,400	103,400	103,400	46,820	46,820	46,820	

009-140-009-00	2026 Est. T.C.V.	PALUCK ALEXANDER
Property Class: 401		7717 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 9 BLUE ROAD ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	165.00	313.23	1.0493	0.8500	110	100		16,188
165 Actual Front Feet, 1.19 Total Acres							Total Est. Land Value =	16,188

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	65	94	402
Total Estimated Land Improvements True Cash Value =				402

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1976

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1104 SF Floor Area = 1104 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,104		
			Total:	151,883	98,724

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	21,439	13,935
Common Wall: 1 Wall	1	-2,421	-1,574

Built-Ins

Appliance Allow.	1	2,713	1,763

Porches

CCP (1 Story)	16	790	513

Totals: 183,859 119,507

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 146,994

2026 Est. T.C.V. 009-140-009-00 = 163,584

Est. TCV/Total Floor Area = 148.17, Most recent sale 03/28/2016 for 71,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
69,600	69,600	69,600	44,392	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	12,200	0	1,198	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
81,800	81,800	81,800	45,590	45,590	45,590	

009-140-010-00	2026 Est. T.C.V.	BRANDT MADISON & TRAVIS
Property Class: 401		7709 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 10 BLUE ROAD ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	165.00	313.23	1.0493	0.8500	110	100		16,188
165 Actual Front Feet,	1.19	Total Acres			Total Est.		Land Value =	16,188

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	181	50	663

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/CHALF/04'/211	14.00	236	50	1,652
Total Estimated Land Improvements True Cash Value =				2,315

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls CD	Blt 2021

(11) Heating System: Forced Heat & Cool

Ground Area = 1320 SF Floor Area = 1320 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,320		
			Total:	164,776	156,537

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	1,126
3 Fixture Bath	1	3,721	3,535

Water/Sewer

1000 Gal Septic	1	4,386	4,167
Water Well, 100 Feet	1	5,415	5,144

Deck

Treated Wood	60	1,843	1,751
Treated Wood	16	702	667

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	840	34,171	32,462
Common Wall: 1 Wall	1	-2,421	-2,300
Door Opener	1	468	445

Totals:	214,246	203,534

Notes: POLE CONSTRUCTION

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 250,347

2026 Est. T.C.V. 009-140-010-00 = 268,850

Est. TCV/Total Floor Area = 203.67, Most recent sale 03/11/2024 for 240,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
115,500	115,500	115,500	115,500	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	18,900	0	0	3,118	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
134,400	134,400	134,400	118,618	118,618	118,618	

009-140-011-00	2026 Est. T.C.V.	YOUNGBEG GARRICK
Property Class: 401		7699 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 11 BLUE ROAD ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	170.00	255.88	1.0415	0.8081	110	100		15,738
170 Actual Front Feet, 1.00 Total Acres							Total Est. Land Value =	15,738

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	960	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	94	4,700
Total Estimated Land Improvements True Cash Value =				4,700

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1995

(11) Heating System: Forced Heat & Cool

Ground Area = 1500 SF Floor Area = 1500 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,500		
			Total:	243,919	195,108

Other Additions/Adjustments

Recreation Room	1500	28,455	14,227

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 50 Feet	1	3,344	2,675

Deck

Treated Wood	288	5,069	4,055

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	19,128
Door Opener	1	527	422

Built-Ins

Appliance Allow.	1	2,713	2,170

Totals:	318,526	246,256

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 302,895

2026 Est. T.C.V. 009-140-011-00 = 323,333

Est. TCV/Total Floor Area = 215.56, Most recent sale 06/01/2012 for 128,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
137,800	137,800	137,800	83,080	2.70

2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	23,900	0	2,243	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
161,700	161,700	161,700	85,323	85,323	85,323

009-140-012-00	2026 Est. T.C.V.	COCKERAM JAMIE A & LISA M
Property Class: 401		7691 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 12 BLUE ROAD ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	200.00	198.00	1.0000	0.7579	110	100		16,674
200 Actual Front Feet, 0.91 Total Acres							Total Est. Land Value =	16,674

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1999

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 2016 SF Floor Area = 2016 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,016		
			Total:	257,092	205,673

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	948
3 Fixture Bath	1	3,721	2,977

Water/Sewer

1000 Gal Septic	1	4,386	3,509
Water Well, 100 Feet	1	5,415	4,332

Deck

Treated Wood	392	6,064	4,851
Treated Wood	20	877	702

Built-Ins

Appliance Allow.	1	1,897	1,518

Fireplaces

Wood Stove	1	2,107	1,686

Totals: 282,744 226,196

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.990 => TCV: 223,934

2026 Est. T.C.V. 009-140-012-00 = 240,608

Est. TCV/Total Floor Area = 119.35, Most recent sale 04/01/1995 for 5,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
92,000	92,000	92,000	46,163	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	28,300	0	1,246	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
120,300	120,300	120,300	47,409	47,409	0

009-140-013-00	2026 Est. T.C.V.	CEBULSKI JOSEPH S & JULIEANN
Property Class: 401		7675 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 13 BLUE ROAD ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	157.33	288.00	1.0618	0.8324	110	100		15,296
198 Actual Front Feet,	0.91	Total Acres			Total Est.	Land Value =		15,296

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	29.49	96	86	2,435
Total Estimated Land Improvements		True Cash Value =		2,435

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1994

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1008 SF Floor Area = 1512 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,008		
			Total:	202,115	141,479

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
2 Fixture Bath	1	2,996	2,097

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 50 Feet	1	3,344	2,341

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	676	26,776	26,240	*98% Good

Built-Ins

Appliance Allow.	1	2,713	1,899

Deck

Treated Wood	16	716	501

Breezeways

Frame Wall	364	19,103	18,912	*99% Good

Totals: 263,874 197,746

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 243,228

2026 Est. T.C.V. 009-140-013-00 = 260,959

Est. TCV/Total Floor Area = 172.59, Most recent sale 05/01/1995 for 72,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
111,500	111,500	111,500	71,021	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	19,000	0	0	1,917	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
130,500	130,500	130,500	72,938	72,938	72,938	

009-160-011-00	2026 Est. T.C.V.	BELEN LEONARD F TRUST
Property Class: 401		6120 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 11 & COMM AT SE COR OF LOT 11, TH N TO OUTLOT A, TH N'LY
10 FT ALONG N LINE OF LOT 11 AS EXTENDED, TH S TO SW COR OF LOT 10, TH SW'LY
ALONG S LINE OF LOT 10 AS EXTENDED TO POB. BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	62.00	100.00	0.9275	1.0000	4800	100		276,017
62 Actual Front Feet, 0.14 Total Acres								
Total Est. Land Value =								276,017

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl, 2 Rail	16.72	30	0	0
D/W/P: 3.5 Concrete	6.16	437	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1997

(11) Heating System: Forced Heat & Cool
Ground Area = 1118 SF Floor Area = 1118 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,056		
1 Story	Siding	Slab	62		
Total:				138,613	97,028

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	829
3 Fixture Bath	1	3,721	2,605
2 Fixture Bath	1	2,502	1,751

Porches

CGEP (1 Story)	238	13,183	9,228
CCP (1 Story)	49	1,430	1,001

Deck

Treated Wood	33	1,351	946

Garages

Class: CD Exterior: Pole (Unfinished)			
Base Cost	336	9,962	6,973
Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	169	8,114	5,680

Water/Sewer

Public Sewer	1	1,300	910
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	1,897	1,328

Totals: 186,602 130,620

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 222,054

2026 Est. T.C.V. 009-160-011-00	=	500,496
Est. TCV/Total Floor Area = 447.67		

Parcel Number: 009-160-011-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	244,800	244,800	244,800	117,471	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,400	0	0	3,171	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	250,200	250,200	250,200	120,642	120,642	0

009-160-012-00	2026 Est. T.C.V.	SELENO NICOLE TRUST
Property Class: 401		6130 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 12 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	52.00	100.00	0.9864	1.0000	4800	100		246,197
52 Actual Front Feet, 0.12 Total Acres								246,197
Total Est. Land Value =								246,197

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	136	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls CD	Blt 1956

(11) Heating System: Forced Air w/ Ducts

Ground Area = 892 SF Floor Area = 892 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	892		
Total:				107,271	69,726

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Porches

CGEP (1 Story)	160	9,939	6,460

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Exterior 1 Story	1	5,597	3,638

Totals:	130,533	84,846

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 144,238

2026 Est. T.C.V. 009-160-012-00 = 391,405

Est. TCV/Total Floor Area = 438.79, Most recent sale 10/21/2022 for 450,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
193,200	193,200	193,200	122,328	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,500	0	3,302	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
195,700	195,700	195,700	125,630	125,630	0	

009-160-013-00	2026 Est. T.C.V.	CRAWFORD JACK L & MARY G
Property Class: 401		6140 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 13 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	49.00	100.00	1.0071	1.0000	4800	100		236,869
49 Actual Front Feet, 0.11 Total Acres					Total Est.		Land Value =	236,869

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1940

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 994 SF Floor Area = 994 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	994		
			Total:	117,997	76,697

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770
2 Fixture Bath	1	2,502	1,626

Porches

CGEP (1 Story)	168	10,300	6,695

Deck

Treated Wood	80	2,133	1,386

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Unit-in-Place Cost Items

SHED	150	152	144	*95% Good

Totals: 140,810 91,570

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 155,669

2026 Est. T.C.V. 009-160-013-00 = 392,538

Est. TCV/Total Floor Area = 394.91

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
192,900	192,900	192,900	97,262	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,400	0	2,626	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
196,300	196,300	196,300	99,888	99,888	0

009-160-014-00	2026 Est. T.C.V.	DERUITER BRUCE & JOHANNA TRUST
Property Class: 401		6146 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 14 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	49.00	100.00	1.00	71	1.00	00		236,869
49 Actual Front Feet, 0.11 Total Acres								236,869
Total Est. Land Value =								236,869

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.58	576	82	3,580
D/W/P: Patio Blocks	18.85	1100	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				8,330

Cost Est. for Res. Bldg: 1	Single Family	1.75S	Cls BC	Blt 1992

(11) Heating System: Forced Heat & Cool

Ground Area = 1080 SF Floor Area = 2268 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,080		
1 Story	Siding	Overhang	378		
Total:				348,806	244,164

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,094	1,466
3 Fixture Bath	1	6,585	4,609
2 Fixture Bath	1	4,412	3,088

Porches

CCP (1 Story)	36	1,532	1,072
WPP	420	9,622	6,735

Deck

Treated Wood	420	6,880	4,816

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	576	36,605	25,623
Common Wall: 1 Wall	1	-3,005	-2,103
Door Opener	2	1,317	922

Water/Sewer

Public Sewer	1	1,877	1,314
Water Well, 50 Feet	1	3,351	2,346

Built-Ins

Appliance Allow.	1	3,899	2,729

Totals:	423,975	296,781

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 504,528

2026 Est. T.C.V. 009-160-014-00	=	749,727

Est. TCV/Total Floor Area = 330.57

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
353,900	353,900	353,900	173,919	2.70

Parcel Number: 009-160-014-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	21,000	0	0	4,695	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	374,900	374,900	374,900	178,614	178,614	178,614

009-160-015-00	2026 Est. T.C.V.	ERNSBERGER THOMAS R & NANCY A
Property Class: 401		6162 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 15 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres								
Total Est. Land Value =								240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	142	0	0
Wood Frame	32.26	80	50	1,290
Total Estimated Land Improvements True Cash Value =				1,290

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1938

(11) Heating System: Forced Heat & Cool

Ground Area = 1308 SF Floor Area = 1308 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,308		
			Total:	166,566	108,288

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Deck

Treated Wood	48	1,667	1,084
Treated Wood	899	11,453	7,444

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	572	23,801	15,471
Common Wall: 1 Wall	1	-2,589	-1,683

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Totals: 214,320 139,328

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 236,858

2026 Est. T.C.V. 009-160-015-00 = 478,148

Est. TCV/Total Floor Area = 365.56, Most recent sale 08/29/2005 for 245,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
232,800	232,800	232,800	127,735	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,300	0	0	3,448	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
239,100	239,100	239,100	131,183	131,183	0	

009-160-016-00	2026 Est. T.C.V.	LOTT JAMES R & CHRISTINE M
Property Class: 401		6170 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 16 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	49.00	100.00	1.0071	1.0000	4800	100		236,869
49 Actual Front Feet, 0.11 Total Acres								236,869
Total Est. Land Value =								236,869

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	1100	50	1,589
Wood Frame	26.22	96	50	1,258
Total Estimated Land Improvements True Cash Value =				2,847

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls CD	Blt 1938

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1024 SF Floor Area = 1024 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,024		
Total:				121,126	72,676

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,185	711

Porches			
CGEP (1 Story)	128	8,563	5,138

Deck			
Treated Wood	200	3,888	2,333

Water/Sewer			
Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins			
Appliance Allow.	1	1,897	1,138

Totals:	141,303	84,782

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 144,129

2026 Est. T.C.V. 009-160-016-00	=	383,845

Est. TCV/Total Floor Area = 374.85

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
189,100	189,100	189,100	80,729	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,800	0	2,179	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
191,900	191,900	191,900	82,908	82,908	0	

009-160-017-00	2026 Est. T.C.V.	KENNEDY FAMILY LIVING TRUST &
Property Class: 401		6180 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 17 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	49.00	100.00	1.0071	1.0000	4800	100		236,869
49 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	236,869

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1938

(11) Heating System: Space Heater

Ground Area = 592 SF Floor Area = 592 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	592		
			Total:	75,654	45,393

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Deck

Treated Wood	20	877	491	*56% Good

Totals: 84,257 50,519

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 85,882

2026 Est. T.C.V. 009-160-017-00 = 322,751

Est. TCV/Total Floor Area = 545.19

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
161,600	161,600	161,600	58,165	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-200	0	1,570	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
161,400	161,400	161,400	59,735	59,735	0	

009-160-018-00	2026 Est. T.C.V.	NOORDYKE MATT & STEPHANIE
Property Class: 401		6186 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 18 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls CD	Blt 1939

(11) Heating System: Forced Heat & Cool

Ground Area = 1170 SF Floor Area = 1170 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Crawl Space	1,170		
			Total:	151,184	90,711

Other Additions/Adjustments

Exterior

Brick Veneer	240	3,658	2,195

Plumbing

Average Fixture(s)	1	1,185	711

Deck

Treated Wood	256	4,588	2,753

Water/Sewer

Public Sewer	1	1,300	780

Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Exterior 1 Story	1	5,597	3,358

Totals:	172,753	103,652

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 176,208

2026 Est. T.C.V. 009-160-018-00 = 417,158

Est. TCV/Total Floor Area = 356.55, Most recent sale 05/03/2021 for 390,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
203,600	203,600	203,600	141,288	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,000	0	0	3,814	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
208,600	208,600	208,600	145,102	145,102	0	

009-160-019-00	2026 Est. T.C.V.	SAGE BRUCE J & KAREN E
Property Class: 401		6190 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 19 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres								240,000
Total Est. Land Value =								240,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D 5 Blt 1945

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 744 SF Floor Area = 744 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	744		
Total:				93,272	55,953

Other Additions/Adjustments

Plumbing	Average Fixture(s)	1	988	593

Porches	CGEP (1 Story)	216	11,007	6,604
	CGEP (1 Story)	48	3,856	2,314

Deck	Treated Wood	225	4,127	2,476

Water/Sewer	Public Sewer	1	1,152	691
	Water Well, 50 Feet	1	3,344	2,006

Built-Ins	Appliance Allow.	1	1,607	964

Totals: 119,353 71,601

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 121,722

2026 Est. T.C.V. 009-160-019-00 = 361,722

Est. TCV/Total Floor Area = 486.19

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
179,100	179,100	179,100	71,126	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,800	0	0	1,920	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
180,900	180,900	180,900	73,046	73,046	0	

009-160-020-00	2026 Est. T.C.V.	SWIONTONIOWSKI JOEL & MCKENZIE
Property Class: 401		6198 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 20 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres								
Total Est. Land Value =								240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	34.86	40	66	920
Metal Prefab	15.91	96	66	1,008
Total Estimated Land Improvements True Cash Value =				1,928

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1947

(11) Heating System: Space Heater

Ground Area = 636 SF Floor Area = 636 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	636		
Total:				78,041	50,727

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Porches

CGEP (1 Story)	176	10,648	6,921

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	280	8,910	6,772	*76% Good

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Exterior 1 Story	1	5,597	3,638

Totals: 110,922 73,080

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 124,237

2026 Est. T.C.V. 009-160-020-00 = 366,165

Est. TCV/Total Floor Area = 575.73, Most recent sale 07/06/2020 for 219,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
186,600	186,600	186,600	123,992	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,500	0	0	3,347	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
183,100	183,100	183,100	127,339	127,339	0	

009-160-021-00	2026 Est. T.C.V.	VENEMA DOUGLAS J & DIANE L TRUST
Property Class: 401		6220 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 12 T22N R8W LOT 21 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 2005

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1120 SF Floor Area = 1736 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	504		
2 Story	Siding	Basement	616		
			Total:	244,278	207,616
Other Additions/Adjustments					
Basement, Outside Entrance, Below Grade			1	2,727	2,318
Plumbing					
Average Fixture(s)			1	1,422	1,209
3 Fixture Bath			2	8,956	7,613
Porches					
WCP (1 Story)			32	2,480	2,381 *96% Good
Deck					
Treated Wood			384	6,121	5,876 *96% Good
Water/Sewer					
Public Sewer			1	1,465	1,245
Water Well, 50 Feet			1	3,344	2,842
Built-Ins					
Appliance Allow.			1	2,713	2,306
Unit-in-Place Cost Items					
BOAT HOUSE (BY SQ FT			160	606	576 *95% Good
Totals:				274,112	233,982

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 397,769

2026 Est. T.C.V.	009-160-021-00	=	640,144
Est. TCV/Total Floor Area = 368.75, Most recent sale 01/04/2014 for 325,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
303,200	303,200	303,200	191,781
2026 New Eq.	Adjustment	Loss	Additions
0	16,900	0	0
2026 Assessed	MBOR	S.E.V.	Capped
320,100	320,100	320,100	196,959
			Tax Adjustment
			5,178
			Losses
			0
			PRE/MBT
			0

009-160-022-00	2026 Est. T.C.V.	SMITH RACHELLE LEA
Property Class: 401		6226 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 22 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres								240,000
Total Est. Land Value =								240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	144	71	630
Metal Prefab	14.63	140	50	1,024
Total Estimated Land Improvements True Cash Value =				1,654

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls CD	Blt 1957

(11) Heating System: Electric Baseboard

Ground Area = 624 SF Floor Area = 624 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	624		
Total:				95,051	52,277

Other Additions/Adjustments

Recreation Room	624	11,344	6,239

Basement, Outside Entrance, Above Grade	1	1,747	961

Plumbing

Average Fixture(s)	1	1,185	652
2 Fixture Bath	1	2,502	1,376

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	480	16,805	9,243

Water/Sewer

Public Sewer	1	1,300	715
Water Well, 50 Feet	1	3,344	1,839

Built-Ins

Appliance Allow.	1	1,897	1,043

Fireplaces

Exterior 1 Story	1	5,597	3,078

Totals:	140,772	77,423

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 131,619

2026 Est. T.C.V. 009-160-022-00 = 373,273

Est. TCV/Total Floor Area = 598.19, Most recent sale 10/26/2012 for 176,200

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
185,400	185,400	185,400	113,698	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	0	37,985	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
186,600	186,600	186,600	116,767	151,683	151,683	

009-160-023-00	2026 Est. T.C.V.	LINE ROBERT S & BARBARA C
Property Class: 401		6230 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 23 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	100	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls CD	Blt 1957

(11) Heating System: Forced Air w/ Ducts

Ground Area = 888 SF Floor Area = 888 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	888		
Total:				110,390	66,233

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Porches

CGEP (1 Story)	77	5,951	3,571

Deck

Treated Wood	280	4,869	2,921
Treated Wood	40	1,506	904

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	240	12,247	7,348

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Exterior 1 Story	1	5,597	3,358

Totals:	148,286	88,970

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 151,249

2026 Est. T.C.V. 009-160-023-00 = 392,199

Est. TCV/Total Floor Area = 441.67, Most recent sale 08/06/2014 for 150,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
193,700	193,700	193,700	102,564	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,400	0	2,769	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

196,100

196,100

196,100

105,333

105,333

0

009-160-024-00	2026 Est. T.C.V.	WHIPPLE AARON D & SUE R
Property Class: 401		6240 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 24 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres								
Total Est. Land Value =								240,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1957

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 744 SF Floor Area = 744 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	744		
Total:				94,580	56,748

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711
2 Fixture Bath	1	2,502	1,501

Porches

CGEP (1 Story)	144	9,239	5,543

Deck

Treated Wood	168	3,479	2,087

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	440	15,818	9,491

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Exterior 1 Story	1	5,597	3,358

Totals: 138,941 83,363

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 141,717

2026 Est. T.C.V. 009-160-024-00 = 381,717

Est. TCV/Total Floor Area = 513.06, Most recent sale 06/01/2017 for 203,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
189,000	189,000	189,000	115,256	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,900	0	0	3,111	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
190,900	190,900	190,900	118,367	118,367	118,367	

009-160-025-00	2026 Est. T.C.V.	VANKUREN ROBIN M
Property Class: 401		6260 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 25 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres								240,000
Total Est. Land Value =								240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	672	71	2,753
Wood Frame	25.57	80	45	921
Total Estimated Land Improvements True Cash Value =				3,674

Cost Est. for Res. Bldg: 1 Single Family 1+S Cls D 5 Blt 1935

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1152 SF Floor Area = 1152 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Crawl Space	864		
1 Story	Siding	Basement	288		
			Total:	146,747	88,037

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Porches

CGEP (1 Story)	50	3,914	2,348

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	528	20,217	12,130
Common Wall: 1 Wall	1	-2,421	-1,453
Door Opener	1	468	281

Water/Sewer

Public Sewer	1	1,152	691
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,607	964

Totals: 176,016 105,597

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 179,515

2026 Est. T.C.V. 009-160-025-00 = 423,189

Est. TCV/Total Floor Area = 367.35

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
207,000	207,000	207,000	84,945	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	4,600	0	0	2,293	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
211,600	211,600	211,600	87,238	87,238	0	

009-160-026-00	2026 Est. T.C.V.	OLIVER CHRISTOPHER & DAWN
Property Class: 401		6270 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 26 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	53.00	100.00	0.9798	1.0000	4800	100		249,264
53 Actual Front Feet, 0.12 Total Acres								249,264
Total Est. Land Value =								249,264

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Picket, 12-24	18.89	24	0	0
D/W/P: 3.5 Concrete	6.16	574	0	0
Metal Prefab	13.06	240	75	2,350
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,300

Cost Est. for Res. Bldg: 1 Single Family 1+S Cls CD Blt 1953

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1400 SF Floor Area = 1400 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,400		
Total:				158,745	95,246

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711
2 Fixture Bath	1	2,502	1,501

Porches

CGEP (1 Story)	60	5,012	3,007

Deck

Treated Wood	75	2,049	1,229

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	352	15,488	9,293
Common Wall: 1 Wall	1	-2,421	-1,453

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Exterior 1 Story	1	5,597	3,358

Totals: 194,698 116,816

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 198,587

2026 Est. T.C.V. 009-160-026-00 = 451,151

Est. TCV/Total Floor Area = 322.25, Most recent sale 08/26/2016 for 240,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
220,600	220,600	220,600	128,236	2.70

Parcel Number: 009-160-026-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,000	0	0	3,462	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	225,600	225,600	225,600	131,698	131,698	0

009-160-027-00	2026 Est. T.C.V.	HERRON SCOTT
Property Class: 401		6280 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 27 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	53.00	100.00	0.9798	1.0000	4800	100		249,264
53 Actual Front Feet, 0.12 Total Acres								249,264
Total Est. Land Value =								249,264

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	14.26	73	50	520
Metal Prefab	15.91	96	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements True Cash Value =				1,520

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1947

(11) Heating System: Wall/Floor Furnace
 Ground Area = 1248 SF Floor Area = 1248 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	992		
1 Story	Siding	Slab	256		
			Total:	140,716	91,466

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,185	770	
Porches					
WCP (1 Story)		80	4,052	2,634	
Water/Sewer					
Public Sewer		1	1,300	845	
Water Well, 50 Feet		1	3,344	2,174	
Built-Ins					
Appliance Allow.		1	1,897	1,233	
Fireplaces					
Exterior 1 Story		1	5,597	3,638	
Deck					
Treated Wood		894	11,112	7,223	
			Totals:	169,203	109,983

Notes: 2020 ADDITION

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 186,971

2026 Est. T.C.V. 009-160-027-00	=	437,755
Est. TCV/Total Floor Area = 350.77, Most recent sale 12/01/2017 for 195,000		
2025 Assessed	MBOR	S.E.V.
214,100	214,100	214,100
	132,507	2.70
2026 New Eq. Adjustment	Loss	Additions
0	4,800	0
		3,577
2026 Assessed	MBOR	S.E.V.
218,900	218,900	218,900
	136,084	136,084
	->Taxable<-	PRE/MBT
		0

009-160-028-00	2026 Est. T.C.V.	BRANDT GREGORY A & JEANENE S TTEE
Property Class: 401		6290 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 28 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	53.00	100.00	0.9798	1.0000	4800	100		249,264
53 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 249,264

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	624	71	2,915
Total Estimated Land Improvements True Cash Value =				2,915

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1965

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 971 SF Floor Area = 971 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	971		
Total:				130,745	78,446

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853

Porches

CCP (1 Story)	48	1,531	919

Deck

Treated Wood	200	3,984	3,586	*90% Good

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	384	16,247	9,748	
Class: C Exterior: Block Foundation: 42 Inch (Unfinished)				
Base Cost	392	19,447	11,668	

Water/Sewer

Public Sewer	1	1,465	879
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	2,713	1,628

Totals: 180,898 109,733

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 186,546

2026 Est. T.C.V. 009-160-028-00 = 438,725

Est. TCV/Total Floor Area = 451.83

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
216,100	216,100	216,100	87,489	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,300	0	0	2,362	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
219,400	219,400	219,400	89,851	89,851	0	

009-160-029-00	2026 Est. T.C.V.	KAY JOSEPH M & BRIDGETTE M TRUSTS
Property Class: 401		6300 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 29 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	53.00	100.00	0.9798	1.0000	4800	100		249,264
53 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 249,264

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	509	50	1,771
Wood Frame/Conc.	29.12	528	50	7,687
Total Estimated Land Improvements True Cash Value =				9,458

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C -5 Blt 1948

(11) Heating System: Forced Air w/ Ducts

Ground Area = 864 SF Floor Area = 1512 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	864		
Total:				174,945	113,734

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

CCP (1 Story)	35	1,190	773

Deck

Treated Wood	164	3,503	2,277
Composite	1200	18,192	11,825

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	992	32,061	20,840

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Wood Stove	1	2,503	1,627

Totals: 245,816 159,800

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 271,660

2026 Est. T.C.V. 009-160-029-00 = 530,382

Est. TCV/Total Floor Area = 350.78, Most recent sale 01/13/2020 for 300,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
256,400	256,400	256,400	179,697	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	8,800	0	0	4,851	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
265,200	265,200	265,200	184,548	184,548	0	

009-160-030-00	2026 Est. T.C.V.	KLEIN ROGER K & CAROL J
Property Class: 401		6320 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 30 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres								
Total Est. Land Value =								240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	900	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1980

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1008 SF Floor Area = 1340 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	438		
2 Story	Siding	Basement	307		
1 Story	Siding	Crawl Space	263		
1 Story	Siding	Overhang	25		
Total:				198,902	149,177

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066

Porches

WGEP (1 Story)	36	5,538	4,153

Deck

Treated Wood	399	6,272	4,704
Treated Wood	88	2,306	1,729

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	672	32,189	24,142
Door Opener	1	527	395

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 50 Feet	1	3,344	2,508

Built-Ins

Appliance Allow.	1	2,713	2,035

Fireplaces

Interior 1 Story	1	5,235	3,926

Totals: 259,913 194,934

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 331,388

2026 Est. T.C.V. 009-160-030-00 = 573,888

Est. TCV/Total Floor Area = 428.27, Most recent sale 08/01/2001 for 224,400

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-160-030-00

Page: 2

	275,300	275,300	275,300	147,987	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	11,600	0	0	3,995	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	286,900	286,900	286,900	151,982	151,982	0

009-160-031-00	2026 Est. T.C.V.	DITMAR BRAD A & KIMBERLY A
Property Class: 401		6330 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 12 T22N R8W LOT 31 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres								240,000
Total Est. Land Value =								240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1801	50	7,357
Total Estimated Land Improvements True Cash Value =				7,357

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 2023

(11) Heating System: Forced Heat & Cool
 Ground Area = 1328 SF Floor Area = 1992 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,328		
Total:				289,785	286,915

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	2,700

Plumbing

Average Fixture(s)	1	1,422	1,408
3 Fixture Bath	2	8,956	8,866
2 Fixture Bath	1	2,996	2,966

Water/Sewer

1000 Gal Septic	1	4,689	4,642
Water Well, 100 Feet	1	5,734	5,677

Porches

WCP (1 Story)	364	12,573	12,447
CCP (1 Story)	48	1,531	1,516
WPP	36	1,863	1,844

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	528	22,551	22,325
Door Opener	1	527	522

Built-Ins

Appliance Allow.	1	2,713	2,686

Totals: 358,067 354,514

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 602,674

2026 Est. T.C.V. 009-160-031-00 = 850,031

Est. TCV/Total Floor Area = 426.72, Most recent sale 06/29/2015 for 195,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
398,300	398,300	398,300	318,901	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	26,700	0	8,610	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
425,000	425,000	425,000	327,511	327,511	327,511

009-160-032-00	2026 Est. T.C.V.	SPURGEON WILLIAM K & MARY K TRUST
Property Class: 401		6350 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOTS 32 & 33 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	100.00	100.00	0.7846	1.0000	4800	100		376,600
100 Actual Front Feet, 0.23 Total Acres								
Total Est. Land Value =								376,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	26.96	144	97	3,766

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				6,191

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1927

(11) Heating System: Forced Heat & Cool

Ground Area = 2656 SF Floor Area = 2656 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,408		
1 Story	Siding	Crawl Space	1,248		
Total:				354,196	230,218

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911
2 Fixture Bath	1	2,996	1,947

Porches

CGEP (1 Story)	220	14,087	9,157
WPP	651	11,510	7,481

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	795	36,220	23,543
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	1	527	343

Class: C Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost	144	7,379	4,796

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152
Direct-Vented Gas	1	2,963	1,926

Totals: 447,098 290,604

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 494,027

2026 Est. T.C.V. 009-160-032-00

= 876,818

Est. TCV/Total Floor Area = 330.13

Parcel Number: 009-160-032-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	421,000	421,000	421,000	216,017	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	17,400	0	0	5,832	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	438,400	438,400	438,400	221,849	221,849	221,849

009-160-034-00	2026 Est. T.C.V.	SPURGEON WILLIAM K & MARY K TRUST
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 175 BUENA VISTA PARK AMENDED L2 P 224.
FORMERLY SEC 12 T22N R8W LOT 34 BUENA VISTA PARK.

06 SPLIT/COMBINE 3 FT TO 009-160-035-00 FOR 07.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.26	99.03	0.9982	0.9966	4800	100		239,986
50 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	239,986

2026 Est. T.C.V. 009-160-034-00 = 239,986

Est. TCV/Total Floor Area = 90.36

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
125,000	125,000	125,000	41,369	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-5,000	0	1,116	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
120,000	120,000	120,000	42,485	42,485	42,485	

009-160-035-00	2026 Est. T.C.V.	FRASER BRIAN J & ANGELA
Property Class: 401		6376 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W LOTS 35 & 36 BUENA VISTA PARK.

06 COMBINE 3 FT SPLIT FROM 009-160-034-00 FOR 07.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	94.00	100.00	0.8018	1.0000	4800	100		361,754
94 Actual Front Feet, 0.22 Total Acres								
Total Est. Land Value =								361,754

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	602	66	2,293
Total Estimated Land Improvements True Cash Value =				2,293

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1940

(11) Heating System: Space Heater

Ground Area = 930 SF Floor Area = 1010 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	610		
1.25 Story	Siding	Piers	320		
Total:				90,015	49,507

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Porches

CGEP (1 Story)	192	10,111	5,561

Water/Sewer

Public Sewer	1	1,152	634
Water Well, 50 Feet	1	3,344	1,839

Built-Ins

Appliance Allow.	1	1,607	884

Fireplaces

Exterior 1 Story	1	4,873	2,680

Totals: 112,090 61,648

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 104,801

2026 Est. T.C.V. 009-160-035-00 = 468,848

Est. TCV/Total Floor Area = 464.21, Most recent sale 07/30/2021 for 350,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
240,800	240,800	240,800	151,064	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	-6,400	0	0	4,078	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
234,400	234,400	234,400	155,142	155,142	0	

009-160-037-00	2026 Est. T.C.V.	SUMNARS MICHAEL & KRISTEN L
Property Class: 401		6390 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 37 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	47.00	100.00	1.0219	1.0000	4800	100		230,539
47 Actual Front Feet, 0.11 Total Acres								230,539
Total Est. Land Value =								230,539

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	480	78	2,306
Total Estimated Land Improvements True Cash Value =				2,306

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1983

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 784 SF Floor Area = 784 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	784		
Total:				115,779	81,045

Other Additions/Adjustments

Basement Living Area	392	12,854	8,998

Plumbing

Average Fixture(s)	1	1,185	829
3 Fixture Bath	1	3,721	2,605

Deck

Treated Wood	280	4,869	3,408
Treated Wood	48	1,628	1,140

Water/Sewer

Public Sewer	1	1,300	910
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	1,897	1,328

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 1216 34,352 24,046

Unit-in-Place Cost Items

BOAT HOUSE (BY SQ FT)	160	606	515	*85% Good

Totals: 181,535 127,165

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 216,181

2026 Est. T.C.V. 009-160-037-00 = 449,026

Est. TCV/Total Floor Area = 572.74, Most recent sale 10/23/2020 for 320,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
219,000	219,000	219,000	160,744	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,500	0	4,340	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
224,500	224,500	224,500	165,084	165,084	0

009-160-038-00	2026 Est. T.C.V.	LALIN JONATHON & MARK
Property Class: 401		6404 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 38 BUENA VISTA PARK.

SPLIT OFF LOT 39 FOR 1997

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	47.00	100.00	1.0219	1.0000	4800	100		230,539
47 Actual Front Feet, 0.11 Total Acres								
Total Est. Land Value =								230,539

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	13.08	640	0	0
D/W/P: 4in Concrete	6.05	200	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = 1070 SF Floor Area = 1935 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,070		
1 Story	Siding	Overhang	330		
Total:				247,993	198,391

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Porches

CCP (1 Story)	34	1,161	929
WPP	56	2,355	1,884

Deck

Treated Wood	170	3,584	2,867
Treated Wood	80	2,182	1,746

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	646	31,260	25,008
Common Wall: 1/2 Wall	1	-1,294	-1,035
Door Opener	1	527	422

Water/Sewer

Public Sewer	1	1,465	1,172
Water Well, 50 Feet	1	3,344	2,675

Built-Ins

Appliance Allow.	1	2,713	2,170

Fireplaces

Prefab 1 Story	1	2,542	2,034

Totals: 303,732 242,983

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 413,071

Parcel Number: 009-160-038-00

Page: 2

2026 Est. T.C.V. 009-160-038-00 = 648,360
 Est. TCV/Total Floor Area = 335.07, Most recent sale 11/22/2019 for 415,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
309,000	309,000	309,000	244,314	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	15,200	0	0	6,596	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
324,200	324,200	324,200	250,910	250,910	0

009-160-039-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

MCGEE JEFFREY M & DODY C
6416 W LAKEVIEW DR
LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 39 BUENA VISTA PARK.

SPLIT FROM 038 FOR 1997

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	47.00	100.00	1.0219	1.0000	4800	100		230,539
47 Actual Front Feet, 0.11 Total Acres								
Total Est. Land Value =								230,539

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1998

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1215 SF Floor Area = 1519 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,215		
			Total:	223,897	179,105

Other Additions/Adjustments

Recreation Room	810	15,366	12,293
Basement, Outside Entrance, Below Grade	1	2,727	2,182

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582
2 Fixture Bath	1	2,996	2,397

Porches

WGEP (1 Story)	64	7,602	6,082

Deck

Treated Wood	255	4,679	3,743

Water/Sewer

Public Sewer	1	1,465	1,172
Water Well, 100 Feet	1	5,734	4,587

Built-Ins

Appliance Allow.	1	2,713	2,170

Fireplaces

Prefab 1 Story	1	2,542	2,034

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals: 275,621 220,485

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 374,825

2026 Est. T.C.V. 009-160-039-00
Est. TCV/Total Floor Area = 400.09

= 607,739

Parcel Number: 009-160-039-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	288,600	288,600	288,600	152,522	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	15,300	0	0	4,118	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	303,900	303,900	303,900	156,640	156,640	0

009-160-040-00	2026 Est. T.C.V.	SCHROEDER JAMES G & LEYANN TRUST
Property Class: 401		6430 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 40 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	256	71	1,196
Total Estimated Land Improvements True Cash Value =				1,196

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1950

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1027 SF Floor Area = 1540 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,027		
Total:				195,752	127,223

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Deck

Treated Wood	268	4,840	3,146

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	352	17,255	11,216
Common Wall: 1/2 Wall	1	-1,294	-841
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	720	27,972	18,182

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 262,852 170,838

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 290,425

2026 Est. T.C.V. 009-160-040-00 = 531,621

Est. TCV/Total Floor Area = 345.21

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
256,900	256,900	256,900	130,915	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,900	0	3,534	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

265,800

265,800

265,800

134,449

134,449

0

009-160-041-00	2026 Est. T.C.V.	TOMPKINS JEFFREY JON TRUST
Property Class: 401		6438 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 41 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres								240,000
Total Est. Land Value =								240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	700	0	0
D/W/P: 3.5 Concrete	6.58	475	0	0
Wood Frame	25.46	180	50	2,291
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				4,666

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 5 Blt 2004

(11) Heating System: Forced Heat & Cool
 Ground Area = 1302 SF Floor Area = 2278 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,302		
			Total:	306,172	244,909

Other Additions/Adjustments

Exterior

Stone Veneer	136	4,975	3,980

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582
2 Fixture Bath	1	2,996	2,397

Porches

CGEP (1 Story)	72	6,418	5,134

Balcony

Wood Balcony	24	1,048	838

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	552	30,078	24,062
Common Wall: 1 Wall	1	-3,005	-2,404
Door Opener	1	659	527

Water/Sewer

Public Sewer	1	1,465	1,172
Water Well, 100 Feet	1	5,734	4,587

Built-Ins

Appliance Allow.	1	2,713	2,170

Fireplaces

Direct-Vented Gas	1	2,963	2,370

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	368,116	294,462

Parcel Number: 009-160-041-00

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Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 500,585

2026 Est. T.C.V. 009-160-041-00 = 745,251

Est. TCV/Total Floor Area = 327.15

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
350,900	350,900	350,900	222,215	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	21,700	0	0	5,999	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
372,600	372,600	372,600	228,214	228,214	0	

009-160-042-00	2026 Est. T.C.V.	ODEGARD TIMOTHY E & TRACEY J
Property Class: 401		6446 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 42 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres								240,000
Total Est. Land Value =								240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	15.58	100	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 2014

(11) Heating System: Forced Heat & Cool

Ground Area = 1214 SF Floor Area = 1214 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,214		
Total:				212,847	191,565

Other Additions/Adjustments

Exterior

Stone Veneer	40	1,463	1,317

Basement, Outside Entrance, Below Grade	1	2,727	2,454

Plumbing

Average Fixture(s)	1	1,422	1,280
2 Fixture Bath	1	2,996	2,696

Water/Sewer

1000 Gal Septic	1	4,689	4,220
Water Well, 100 Feet	1	5,734	5,161

Porches

WPP	362	6,458	5,812
WCP (1 Story)	104	5,192	4,673

Deck

Treated Wood	45	1,627	1,464

Garages

Class: C Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost	200	10,248	9,223

Totals:	255,403	229,865

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 390,771

2026 Est. T.C.V. 009-160-042-00 = 633,146

Est. TCV/Total Floor Area = 521.54

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
300,300	300,300	300,300	160,647	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	16,300	0	0	4,337	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

316,600	316,600	316,600	164,984	164,984	0

009-160-043-00	2026 Est. T.C.V.	HAVERKAMP FAMILY TRUST
Property Class: 401		6450 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 43 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres								240,000
Total Est. Land Value =								240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.85	1060	50	4,160
D/W/P: 4in Concrete	6.68	529	50	1,767
Wood Frame	34.31	60	50	1,029
Total Estimated Land Improvements True Cash Value =				6,956

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1954

(11) Heating System: Wall/Floor Furnace

Ground Area = 1380 SF Floor Area = 1380 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,380		
Total:				169,805	101,871

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,366	820

Deck

Treated Wood	67	1,918	1,151
w/Roof (Roof portion)	240	3,677	2,206

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	440	17,090	10,254

Water/Sewer

Public Sewer	1	1,407	844
Water Well, 50 Feet	1	3,212	1,927

Built-Ins

Appliance Allow.	1	2,605	1,563

Fireplaces

Exterior 1 Story	1	6,134	3,680

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 207,214 124,316

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 211,337

2026 Est. T.C.V. 009-160-043-00 = 458,293

Est. TCV/Total Floor Area = 332.10

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
225,800	225,800	225,800	102,091	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,300	0	2,756	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
229,100	229,100	229,100	104,847	104,847	0	

009-160-044-00	2026 Est. T.C.V.	JOSEPH ROBERT L & PAMELA A
Property Class: 401		6474 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 44 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres								240,000
Total Est. Land Value =								240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	900	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1989

(11) Heating System: Forced Hot Water

Ground Area = 1374 SF Floor Area = 2157 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,374		
1 Story	Siding	Overhang	96		
Total:				293,461	220,060

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Porches

CGEP (1 Story)	400	22,992	17,244
CCP (1 Story)	222	6,067	4,550

Deck

Treated Wood	32	1,353	1,015
Treated Wood	240	4,500	3,375

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	440	23,874	17,905
Common Wall: 1 Wall	1	-2,589	-1,942
Door Opener	1	527	395

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 50 Feet	1	3,344	2,508

Built-Ins

Appliance Allow.	1	2,713	2,035

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 363,607 272,668

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 463,536

2026 Est. T.C.V. 009-160-044-00

= 705,886

Est. TCV/Total Floor Area = 327.25

Parcel Number: 009-160-044-00

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2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	333,000	333,000	333,000	193,714	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,900	0	0	5,230	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	352,900	352,900	352,900	198,944	198,944	198,944

009-160-045-00	2026 Est. T.C.V.	HOEFT FAMILY TRUST
Property Class: 401		6478 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 45 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres								240,000
Total Est. Land Value =								240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1322	50	5,400
D/W/P: Brick on Sand	18.00	120	50	1,080
D/W/P: 4in Concrete	6.96	223	94	1,459
Wood Frame	36.42	56	94	1,918

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				11,757

Cost Est. for Res. Bldg: 1 Single Family 1S	Cls C	Blt 1928

(11) Heating System: Forced Heat & Cool

Ground Area = 1701 SF Floor Area = 2501 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	291		
1 Story	Siding	Basement	1,060		
2 Story	Siding	Basement	150		
1 Story	Siding	Crawl Space	200		
1 Story	Siding	Overhang	650		
Total:				322,616	225,832

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995

Porches

CCP (1 Story)	25	890	623

Deck

Treated Wood	120	2,840	1,988
Treated Wood	576	7,983	5,588
Treated Wood	20	896	627

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	650	26,033	18,223
Door Opener	1	527	369

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Exterior 1 Story	1	6,387	4,471

Totals:	377,116	263,981

Notes: 2018 2 ADDITION WITH GARAGE

Parcel Number: 009-160-045-00

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ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 448,768

2026 Est. T.C.V. 009-160-045-00 = 700,525

Est. TCV/Total Floor Area = 280.10

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
332,900	332,900	332,900	156,049	2.70		
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	17,400	0	0	4,213	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
350,300	350,300	350,300	160,262	160,262	0	

009-160-046-00	2026 Est. T.C.V.	THOMAS MICHAEL E & SUSAN R
Property Class: 401		6484 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 46 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres								240,000
Total Est. Land Value =								240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1542	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1988

(11) Heating System: Forced Hot Water

Ground Area = 1176 SF Floor Area = 1764 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,176		
Total:				249,758	174,820

Other Additions/Adjustments

Recreation Room	588	11,154	7,808
Basement, Outside Entrance, Below Grade	1	2,727	1,909

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Deck

Treated Wood	296	5,156	3,609
Treated Wood	116	2,768	1,938

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	624	25,272	17,690
Common Wall: 1 Wall	1	-2,589	-1,812
Door Opener	1	527	369

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Exterior 2 Story	1	7,869	5,508

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	318,454	222,907

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 378,942

Parcel Number: 009-160-046-00

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2026 Est. T.C.V. 009-160-046-00 = 621,442
 Est. TCV/Total Floor Area = 352.29, Most recent sale 10/01/1997 for 188,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
296,300	296,300	296,300	181,654	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	14,400	0	0	4,904	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
310,700	310,700	310,700	186,558	186,558	0

009-160-047-00	2026 Est. T.C.V.	TRIM RALPH A & JOANNE L
Property Class: 401		6490 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 47 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres								
Total Est. Land Value =								240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	840	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1991

(11) Heating System: Forced Heat & Cool

Ground Area = 1290 SF Floor Area = 2130 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	450		
2 Story	Siding	Basement	840		
			Total:	308,600	231,452

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358
2 Fixture Bath	1	2,996	2,247

Porches

CCP (1 Story)	434	11,149	8,362

Deck

Treated Wood	80	2,182	1,636

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	560	23,470	17,602
Common Wall: 1 Wall	1	-2,589	-1,942

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 100 Feet	1	5,734	4,300

Built-Ins

Appliance Allow.	1	2,713	2,035

Fireplaces

Interior 1 Story	1	5,235	3,926
Prefab 1 Story	1	2,542	1,906

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 369,397 277,047

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 470,980

Parcel Number: 009-160-047-00

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2026 Est. T.C.V. 009-160-047-00	=	713,355
Est. TCV/Total Floor Area = 334.91		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
337,300 337,300 337,300	164,852	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 19,400 0	0	4,451 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
356,700 356,700 356,700	169,303	169,303 169,303

009-160-048-00	2026 Est. T.C.V.	HUXTABLE COTTAGE LLC
Property Class: 401		6500 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 48 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	31.15	64	50	997

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,947

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls CD	Blt 1932

(11) Heating System: Wall/Floor Furnace

Ground Area = 880 SF Floor Area = 1132 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	384		
1.75 Story	Siding	Slab	336		
1 Story	Siding	Crawl Space	160		
			Total:	125,028	75,017

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Deck

Treated Wood	272	4,776	2,866

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	137,530	82,518

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 140,281

2026 Est. T.C.V. 009-160-048-00	=	382,228

Est. TCV/Total Floor Area = 337.66

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
188,100	188,100	188,100	74,611	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	2,014	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
191,100	191,100	191,100	76,625	76,625	0

009-160-049-00	2026 Est. T.C.V.	QUADERER CHARLES F & SALLY A
Property Class: 401		6510 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 49 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres								240,000
Total Est. Land Value =								240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	364	0	0
D/W/P: Brick on Sand	18.00	287	0	0
D/W/P: 3.5 Concrete	6.58	249	0	0
D/W/P: Patio Blocks	15.58	218	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1952

(11) Heating System: Forced Heat & Cool

Ground Area = 1092 SF Floor Area = 1092 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,092		
Total:				142,110	92,384

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	280	15,028	9,768

Common Wall: 1 Wall	1	-2,589	-1,683

Class: C Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost	240	12,377	8,045

Water/Sewer

Public Sewer	1	1,465	952

Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SANITARY SEWER	1	0	0	*85% Good

Totals:	175,870	114,327

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 194,356

2026 Est. T.C.V. 009-160-049-00 = 439,356

Est. TCV/Total Floor Area = 402.34, Most recent sale 06/22/2007 for 240,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
215,200	215,200	215,200	104,276	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	4,500	0	0	2,815	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
219,700	219,700	219,700	107,091	107,091	0	

009-160-050-00	2026 Est. T.C.V.	ALLEN MICHAEL J & CYNTHIA L TRUST
Property Class: 401		6514 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 50 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres								
Total Est. Land Value =								240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1992

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1680 SF Floor Area = 2055 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	909		
1 Story	Siding	Basement	396		
2 Story	Siding	Basement	375		
Total:				295,918	221,910

Other Additions/Adjustments

Exterior			
Stone Veneer	96	3,512	2,634

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Porches

WSEP (1 Story)	105	6,570	4,927

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Basement Garage: 2 Car	1	3,863	2,897
Door Opener	2	1,054	790

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 50 Feet	1	3,344	2,508

Built-Ins

Appliance Allow.	1	2,713	2,035

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 324,339 243,224

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 413,481

2026 Est. T.C.V. 009-160-050-00 = 655,381

Est. TCV/Total Floor Area = 318.92

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
309,000	309,000	309,000	126,266	2.70

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-160-050-00

Page: 2

0	18,700	0	0	3,409	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
327,700	327,700	327,700	129,675	129,675	129,675

009-160-051-00	2026 Est. T.C.V.	HALL LISA R & MAURICE
Property Class: 401		6521 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 12 T22N R8W LOTS 51 & 52 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	49.00	109.00	0.8452	0.9968	500	100	LOT 51	20,640
BACK 50' @ 500	49.00	109.00	0.8452	0.9968	500	100	LOT 52	20,640
98 Actual Front Feet, 0.25 Total Acres								
Total Est. Land Value =								41,280

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	26.81	71	50	952
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,902

Cost Est. for Res. Bldg: 1 Single Family LOG Cls D Blt 1928

(11) Heating System: Electric Wall Heat
 Ground Area = 690 SF Floor Area = 690 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Piers	480		
1 Story	Siding	Slab	210		
			Total:	75,987	41,792

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Porches

CSEP (1 Story)	112	4,564	2,510

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	440	10,204	5,612

Water/Sewer

Public Sewer	1	1,152	634
Water Well, 50 Feet	1	3,344	1,839

Built-Ins

Appliance Allow.	1	1,607	884

Fireplaces

Exterior 1 Story	1	4,873	2,680

Local Cost Items

SANITARY SEWER	1	0	0	*93% Good

Totals:	102,719	56,494

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 69,487

2026 Est. T.C.V. 009-160-051-00 = 112,669

Est. TCV/Total Floor Area = 163.29, Most recent sale 08/01/2016 for 46,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
58,300	58,300	58,300	32,721	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,000	0	883	0

Parcel Number: 009-160-051-00Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	56,300	56,300	56,300	33,604	33,604	0

009-160-053-00	2026 Est. T.C.V.	MADDUX SUSAN M FAMILY TRUST
Property Class: 401		1625 S BACON AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOTS 53, 54 & 55 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	50.00	98.00	0.7598	0.9604	500	100	LOT 53	18,243
BACK 50' @ 500	50.00	98.00	0.7598	0.9604	500	100	LOT 54	18,243
BACK 50' @ 500	50.00	98.00	0.7598	0.9604	500	100	LOT 55	18,243
150 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	54,730

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	280	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	95	950
Total Estimated Land Improvements				950

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1965

(11) Heating System: Forced Air w/ Ducts

Ground Area = 672 SF Floor Area = 840 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	672		
			Total:	100,328	60,196

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Deck

Treated Wood	90	2,280	1,368

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	19,077	11,446

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Porches

WCP (1 Story)	20	1,386	832

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 130,797 78,477

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 96,527

2026 Est. T.C.V. 009-160-053-00 = 152,207

Est. TCV/Total Floor Area = 181.20, Most recent sale 08/02/2013 for 85,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
76,700	76,700	76,700	44,011	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-600	0	0	1,188	0	

Parcel Number: 009-160-053-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
76,100	76,100	76,100	45,199	45,199	0

009-160-056-00	2026 Est. T.C.V.	VADERSTOW HOWARD J
Property Class: 402		6518 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOTS 56 & 57 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	49.00	100.00	0.8452	0.9672	500	100	LOT 56	20,027
BACK 50' @ 500	49.00	100.00	0.8452	0.9672	500	100	LOT 57	20,027
98 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	40,054

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	26.22	96	50	1,258
Total Estimated Land Improvements				1,258

2026 Est. T.C.V. 009-160-056-00 = 41,312

Est. TCV/Total Floor Area = 49.18, Most recent sale 08/06/2012 for 1

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
20,600	20,600	20,600	14,675	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	396	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,700	20,700	20,700	15,071	15,071	0

```
009-160-058-00
Property Class: 401
Map #:
```

2026 Est. T.C.V.

LAKE TOWNSHIP

CURTIS-BODNAR COLLEEN A
1656 S OAKWOOD DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOTS 58 & 59 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	50.00	98.00	0.8409	0.9604	500	100	LOT 58	20,189
BACK 50' @ 500	50.00	98.00	0.8409	0.9604	500	100	LOT 59	20,189
100 Actual Front Feet, 0.23 Total Acres					Total Est.		Land Value =	40,379

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1200	0	0
D/W/P: Brick on Sand	18.00	144	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1975

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1324 SF Floor Area = 1324 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost	New	Depr.	Cost
1 Story	Siding	Slab	1,324				
			Total:	180,996			117,645

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

CGEP (1 Story)	176	12,024	7,816
CPP	140	2,839	1,845
CPP	100	2,121	1,379

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	432	23,570	15,320
Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Wood Stove	1	2,503	1,627

Breezeways

Frame Wall	192	12,960	8,424

Local Cost Items

SANITARY SEWER	1	0	0	*93% Good

Totals:	250,962	163,123

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 200,641

Parcel Number: 009-160-058-00

Page: 2

2026 Est. T.C.V. 009-160-058-00 = 242,920
 Est. TCV/Total Floor Area = 183.47, Most recent sale 09/22/2025 for 250,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
122,800	122,800	122,800	75,532	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,300	0	0	45,968	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
121,500	121,500	121,500	77,571	121,500	121,500

009-160-060-00	2026 Est. T.C.V.	NEDERHOOD NATHAN & COURTNEY
Property Class: 401		1676 S OAKWOOD AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W	LOT 60 BUENA VISTA PARK.

04 Split lot 61 to 160-061-00 for 05

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	50.00	90.00	1.0000	0.9322	500	100		23,304
50 Actual Front Feet, 0.10 Total Acres							Total Est. Land Value =	23,304

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	910	0	0
Wood Frame	32.26	80	50	1,290

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	100	2,000
Total Estimated Land Improvements True Cash Value =				3,290

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1969

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1426 SF Floor Area = 1954 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	898		
2 Story	Siding	Basement	528		
		Total:		240,284	156,212

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Porches

CCP (1 Story)	50	1,578	1,026

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	432	19,708	12,810
Storage Over Garage	200	2,648	1,721
Common Wall: 2 Wall	1	-5,177	-3,365
Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Local Cost Items

SANITARY SEWER	1	0	0	*93% Good

Totals:	273,747	177,963

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 218,894

2026 Est. T.C.V. 009-160-060-00	=	245,488

Parcel Number: 009-160-060-00

Page: 2

 Est. TCV/Total Floor Area = 125.63, Most recent sale 06/05/2008 for 35,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
123,000	123,000	123,000	71,176	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-300	0	0	1,921	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
122,700	122,700	122,700	73,097	73,097	73,097	

009-160-061-00	2026 Est. T.C.V.	NEDERHOOD NATHAN & COURTNEY
Property Class: 402		S OAKWOOD AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 61 BUENA VISTA PARK.

2004 Split from 160-00 for 2005.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	50.00	48.00	1.0000	0.7481	500	100		18,702
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	18,702

2026 Est. T.C.V. 009-160-061-00 = 18,702

Est. TCV/Total Floor Area = 9.57, Most recent sale 01/16/2009 for 7,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
9,400	9,400	9,400	1,265	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	34	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,400	9,400	9,400	1,299	1,299	1,299	

009-160-062-00	2026 Est. T.C.V.	GAFFNEY JACK S & DEBORA L TRUST
Property Class: 401		1696 S OAKWOOD ALY
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOTS 62 & 63 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	50.00	98.00	0.8202	0.9604	500	100	LOT 62	19,692
BACK 50' @ 500	60.50	102.50	0.8202	0.9756	500	100	LOT 63	24,204
111 Actual Front Feet, 0.26 Total Acres								Total Est. Land Value = 43,896

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	928	0	0
Wood Frame	21.91	200	50	2,191

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				4,691

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1969

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1745 SF Floor Area = 1745 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,087		
1 Story	Siding	Basement	658		
			Total:	213,482	138,762

Other Additions/Adjustments

Recreation Room	658	11,962	7,775

Plumbing

Average Fixture(s)	1	1,185	770
2 Fixture Bath	1	2,502	1,626

Deck

Treated Wood	300	5,085	3,305
Treated Wood	80	2,133	1,386

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	480	16,805	10,923

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Exterior 1 Story	1	5,597	3,638

Local Cost Items

SANITARY SEWER	1	0	0	*93% Good

Totals:	265,292	172,437

Notes: 2018 ADDITION

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 212,098

2026 Est. T.C.V. 009-160-062-00

= 260,685

Parcel Number: 009-160-062-00

Page: 2

 Est. TCV/Total Floor Area = 149.39, Most recent sale 07/01/2001 for 72,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
131,000	131,000	131,000	66,571	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-700	0	0	1,797	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
130,300	130,300	130,300	68,368	68,368	68,368	

009-160-064-00
Property Class: 402
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

HARRIS RYAN R & TARA C &
S OAKWOOD DR
LAKE CITY, MI 49651

LOT 64 BUENA VISTA PARK SEC12 T22N R8W
7/28/2017 2017-02356 SPLIT LOT 65 TO 160-065-00
FORMERLY SEC 12 T22N R8W LOTS 64, 65 BUENA VISTA PARK
SPLIT ON 07/31/2012 INTO 009-160-066-00, 009-160-067-00;
FORMERLY SEC 12 T22N R8W LOTS 64, 65, 66, 67 & 68 BUENA VISTA PARK.

7/28/2017 2017-02356 SPLIT LOT 65 TO 160-065-00
SPLIT/COMB. ON 07/31/2012 COMPLETED 07/31/2012 TIM ASSESS LOTS SEPARATELY;
PARENT PARCEL(S): 009-160-064-00;
CHILD PARCEL(S): 009-160-066-00, 009-160-067-00;

LOTS IN PLATED SUB - TO ASSESS LOT 66 SEPARATELY

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	53.47	113.60	0.9834	1.0113	500	100		26,587
61 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	26,587

2026 Est. T.C.V.	009-160-064-00	=	26,587
Est. TCV/Total Floor Area = 15.24, Most recent sale 02/07/2018 for 260,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
13,300	13,300	13,300	7,043
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	0	0	190
2026 Assessed	MBOR	S.E.V.	Capped
13,300	13,300	13,300	7,233
			->Taxable<-
			7,233
			PRE/MBT
			7,233

009-160-065-00	2026 Est. T.C.V.	NEDERHOOD NATHAN & COURTNEY
Property Class: 402		S OAKWOOD DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 65 BUENA VISTA PARK SEC10 T22N R8W
 7/28/2017 2017-02356 SPLIT LOT 65 FROM 160-064-00

7/28/2017 2017-02356 SPLIT LOT 65 FROM 160-064-00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	54.00	110.00	0.9809	1.0000	500	100		26,485
61 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	26,485

2026 Est. T.C.V. 009-160-065-00 = 26,485

Est. TCV/Total Floor Area = 15.18, Most recent sale 07/28/2017 for 15,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
13,200	13,200	13,200	7,043	2.70			
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	0	0	190	0			
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
13,200	13,200	13,200	7,233	7,233	7,233		

009-160-066-00	2026 Est. T.C.V.	NEDEREHOOD DERRICK & JENNY
Property Class: 402		S OAKWOOD DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 66 BUENA VISTA PARK.
 SPLIT/COMBINED ON 07/31/2012 FROM 009-160-064-00;
 FORMERLY: SEC 12 T22N R8W LOTS 64, 65, 66, 67 & 68 BUENA VISTA PARK.

Split/Comb. on 07/31/2012 completed 07/31/2012 TIM ASSESS LOTS SEPARATELY;
 Parent Parcel(s): 009-160-064-00;
 Child Parcel(s): 009-160-066-00, 009-160-067-00;

 LOTS IN PLATED SUB - TO ASSESS LOT 66 SEPARATELY

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	50.00	110.00	1.0000	1.0000	500	100		25,000
50 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	25,000

2026 Est. T.C.V. 009-160-066-00 = 25,000

Est. TCV/Total Floor Area = 14.33, Most recent sale 12/20/2024 for 38,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
12,500	12,500	12,500	12,500	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,500	12,500	12,500	12,837	12,500	0	

009-160-067-00	2026 Est. T.C.V.	SAPH DAVID J JR & LISA R
Property Class: 401		1665 S OAKWOOD DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 67 BUENA VISTA PARK.
 SPLIT ON 09/22/2012 INTO 009-160-068-00;
 SEC 12 T22N R8W LOTS 67 & 68 BUENA VISTA PARK.
 SPLIT/COMBINED ON 07/31/2012 FROM 009-160-064-00;
 FORMERLY SEC 12 T22N R8W LOTS 64, 65, 66, 67 & 68 BUENA VISTA PARK.
 SPLIT ON 09/22/2012 INTO 009-160-068-00;

Split/Comb. on 09/22/2012 completed 09/22/2012 TIM SEPARATE PIN FOR LOT IN
 SUBDIVISION;
 Parent Parcel(s): 009-160-067-00;
 Child Parcel(s): 009-160-068-00;

Split/Comb. on 07/31/2012 completed 07/31/2012 TIM ASSESS LOTS SEPARATELY;
 Parent Parcel(s): 009-160-064-00;
 Child Parcel(s): 009-160-066-00, 009-160-067-00;

LOTS IN PLATED SUB - TO ASSESS LOT 66 SEPARATELY

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

				* Factors *		LOT 67		
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	50.00	83.50	1.0000	0.9080	500	100		22,701
50 Actual Front Feet, 0.10 Total Acres					Total Est. Land Value =			22,701

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	1214	50	4,224
Total Estimated Land Improvements True Cash Value =				4,224

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 2014

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 638 SF Floor Area = 1266 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	446		
1 Story	Siding	Crawl Space	192		
1 Story	Siding	Overhang	294		
Total:				163,847	147,455

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,280
2 Fixture Bath	1	2,996	2,696

Porches

CCP (1 Story)	108	3,173	2,856

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	720	33,826	30,443
Common Wall: 1 Wall	1	-2,589	-2,330

Built-Ins

Appliance Allow.	1	2,713	2,442

Totals:	205,388	184,842

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV:	227,356

2026 Est. T.C.V. 009-160-067-00	=	254,281

Parcel Number: 009-160-067-00

Page: 2

 Est. TCV/Total Floor Area = 200.85, Most recent sale 07/28/2022 for 235,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
100,900	100,900	100,900	86,712	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
27,300	-1,100	0	27,300	2,341	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
127,100	127,100	127,100	116,353	116,353	116,353	

009-160-068-00
Property Class: 402
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

SAPH DAVID J JR & LISA R
S OAKWOOD DR
LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 68 BUENA VISTA PARK.
SPLIT/COMBINED ON 09/22/2012 FROM 009-160-067-00;
SPLIT/COMBINED ON 07/31/2012 FROM 009-160-064-00;
FORMERLY SEC 12 T22N R8W LOTS 64, 65, 66, 67 & 68 BUENA VISTA PARK.

Split/Comb. on 09/22/2012 completed 09/22/2012 TIM SEPARATE PIN FOR LOT IN
SUBDIVISION;
Parent Parcel(s): 009-160-067-00;
Child Parcel(s): 009-160-068-00;

Split/Comb. on 07/31/2012 completed 07/31/2012 TIM ASSESS LOTS SEPARATELY;
Parent Parcel(s): 009-160-064-00;
Child Parcel(s): 009-160-066-00, 009-160-067-00;

LOTS IN PLATED SUB - TO ASSESS LOT 66 SEPARATELY

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
* Factors * LOT 68 IRR SHAPE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	33.67	132.00	1.0664	1.0659	500	100		19,133
BACK 50' @ 500	5.00	132.00	1.0664	1.0659	500	100		2,842
57 Actual Front Feet, 0.09 Total Acres Total Est. Land Value =								21,975

2026 Est. T.C.V.	009-160-068-00	=	21,975
Est. TCV/Total Floor Area = 17.36, Most recent sale 07/28/2022 for 235,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
11,000	11,000	11,000	4,871
2026 New Eq.	Adjustment	Loss	Additions
0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped
11,000	11,000	11,000	5,002
			Tax Adjustment
			131
			Losses
			0
			PRE/MBT
			5,002

2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM	
	68,200		68,200	68,200	41,185	2.70	
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		500	0	0	1,111	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	68,700		68,700	68,700	42,296	42,296	0

009-160-070-00	2026 Est. T.C.V.	TRIM RALPH A & JOANNE L
Property Class: 401		6495 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2019-02987 LS-5P0295 A PART OF LOTS 69 & 70. PLAT OF BUENA VISTA PARK, PART OF SECTION 12 T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY MICHIGAN. BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 70: THENCE S01°41'16"E 133 93 FEET: THENCE N86°37'55"W 58.35 FEET: THENCE N00°03'05"W 121.77 FEET: THENCE N80°56'59"E. 55.10 FEET TO THE POINT OF' BEGINNING.

9/25/2019 SPLIT PLATTED LOT 69 FROM 009-160-069-00
FOMERLY . SEC 12 T22N R8W LOTS 69 & 70 BUENA VISTA PARK.

Split/Comb. on 10/21/2019 completed 10/21/2019 TIM ;
Parent Parcel(s): 009-160-069-00;
Child Parcel(s): 009-160-070-00;

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @2000/	55.00	134.64	0.9765	1.0292	2000	100	LOTS 70&69 IRR	110,546
55 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	110,546

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.05	319	50	965
Total Estimated Land Improvements			True Cash Value =	965

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1958

(11) Heating System: Forced Heat & Cool
Ground Area = 1344 SF Floor Area = 1344 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,344		
			Total:	157,671	102,487

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Porches

WCP (1 Story)	30	2,206	1,434

Deck

Treated Wood	112	2,630	1,709

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	720	25,121	16,329
Common Wall: 1 Wall	1	-2,421	-1,574
Door Opener	1	468	304

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	44	176	174	*99% Good

Local Cost Items

GENERATOR	1	1	1	*100% Good

Parcel Number: 009-160-070-00

Page: 2

SANITARY SEWER

1

0

0

*84% Good

Totals: 193,578 125,886

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 154,840

2026 Est. T.C.V. 009-160-070-00 = 266,351

Est. TCV/Total Floor Area = 198.18

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
134,100	134,100	134,100	51,750	2.70		
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	-900	0	0	1,397	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
133,200	133,200	133,200	53,147	53,147	0	

009-160-071-00	2026 Est. T.C.V.	DRACHT JONATHAN D & MICHELLE A
Property Class: 401		6491 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

QC 2019-03136 & 2019-03137 NEW PARCEL "B" AS SHOWN IN BOOK OF SURVEYS S-5 PAGE 295, DOCUMENT #2019-02987 MORE FULLY DESCRIBED AS: A PART OF LOTS 72 AND 73, PLAT OF BUENA VISTA PARK , BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 72; THENCE S09DEG34'15"E 80.86 FEET; THENCE 62.63 FEET ALONG A CURVE TO THE LEFT (RADIUS= 250.00 FEET, LONG CHORD= S67DEG26'36"W 62.47 FEET); THENCE N05DEG50'13"W 95.43 FEET; THENCE N80DEG46'20"E 54.66 FEET TO THE POINT OF BEGINNING.

9/25/2019 TRANSFER PARTS OF LOT LINES FROM 160-069-00 AND FROM 006-160-072-00 FORMERLY . SEC 12 T22N R8W LOT 71 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @2000/	55.00	119.00	0.9765	0.9979	2000	100		107,185
55 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	107,185

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	870	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1956

(11) Heating System: Forced Air w/ Ducts

Ground Area = 960 SF Floor Area = 960 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	960		
			Total:	114,430	84,676

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	877
2 Fixture Bath	1	2,502	1,851

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	660	21,041	15,570
Common Wall: 1 Wall	1	-1,972	-1,459

Water/Sewer

Public Sewer	1	1,300	962
Water Well, 50 Feet	1	3,344	2,475

Built-Ins

Appliance Allow.	1	1,897	1,404

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 143,727 106,356

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 130,818

2026 Est. T.C.V. 009-160-071-00 = 239,903

Est. TCV/Total Floor Area = 249.90, Most recent sale 09/12/2008 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
120,800	120,800	120,800	47,620	2.70

Parcel Number: 009-160-071-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-800	0	0	1,285	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	120,000	120,000	120,000	48,905	48,905	0

009-160-072-00	2026 Est. T.C.V.	W LAKEVIEW DR LLC
Property Class: 401		6477 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

2019-02987 NEW PARCEL B, A PART OF LOTS 72 & 73, PLAT OF BUENA VISTA PARK, PART OF SECTION 12 T22N-R8W LAKE TOWNSHIP
 MISSAUKEE COUNTY MICHIGAN, BRING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 72: THENCE S09DEG34'15"E. 80.86 FEET: THENCE 62.63 FEET ALONG A CURVE TO THE LEFT RADIUS=250.00 FEET. LONG CHORD=S67DEG26'36"W, 62.47 FEET: THENCE N05DEG 50DEG 13"W, 95.43 FEET: THENCE N80°46'20"E, 54.66 FEET TO THE POINT OF BEGINNING.

9/25/2019 TRANSFER PARTS OF LOT LINES FROM 160-073-00 AND TO 006-160-071-00

. SEC 12 T22N R8W LOT 72 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @2000/	55.00	95.00	0.9765	0.9433	2000	100		101,316
55 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 101,316

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	64	0	0
D/W/P: 4in Ren. Conc.	8.17	567	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2020

(11) Heating System: Forced Heat & Cool

Ground Area = 960 SF Floor Area = 960 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	960		
Total:				165,971	159,316

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,365
3 Fixture Bath	1	4,478	4,299

Porches

WCP (1 Story)	240	9,430	9,053

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	708	27,654	26,548
Common Wall: 1 Wall	1	-2,589	-2,485
Door Opener	1	527	506

Water/Sewer

Public Sewer	1	1,465	1,406
Water Well, 100 Feet	1	5,734	5,505

Built-Ins

Appliance Allow.	1	2,713	2,604

Local Cost Items

GENERATOR	1	1	1	*100% Good

Totals: 216,806 208,118

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 255,985

Parcel Number: 009-160-072-00

Page: 2

2026 Est. T.C.V. 009-160-072-00 = 359,801
 Est. TCV/Total Floor Area = 374.79, Most recent sale 02/09/2024 for 425,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
181,100	181,100	181,100	181,100	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,200	0	0	-1,200	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
179,900	179,900	179,900	185,989	179,900	0

009-160-073-00	2026 Est. T.C.V.	JOSEPH ROBERT L & PAMELA A
Property Class: 401		6474 LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2019-02987 COS L S-5P0295 NEW PARCEL "A" A PART OF LOT 73, PLAT OF BUENA VISTA PARK, PART OF SECTION 12, T22N-R8W LAKE TOWNSHIP MISSAUKEE COUNTY. MICHIGAN. BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 73; THENCE S01°04'53"E, 80.82 FEET: THENCE 43.31 FEET ALONG A CURVE TO THE LEFT (RADIUS=250.00 FEET LONG CHORD=S79°35'01"W 43.26 FEET): THENCE N09°34'15"W. 80.86 FEET; THENCE N80°43'52"E. 55.18 FEET TO THE POINT OF BEGINNING. 9/25/2019 TRANSFER PART TO LOT 160-072-00 FORMERLY . SEC 12 T22N R8W LOT 73 BUENA VISTA PARK.

2019-03134 TRANSFER PART TO ADJ LOT 72

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @2000/	55.00	85.00	0.9765	0.9174	2000	100		98,538
55 Actual Front Feet,	0.11	Total Acres			Total Est.		Land Value =	98,538

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	675	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements				True Cash Value = 970

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1988

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	896	32,740	21,281
Storage Over Garage	450	5,958	3,873
Door Opener	2	1,054	685

Totals: 39,752 25,839

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 31,782

2026 Est. T.C.V. 009-160-073-00 = 131,290

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
66,900	66,900	66,900	14,970	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,300	0	404	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
65,600	65,600	65,600	15,374	15,374	15,374	

009-160-074-00	2026 Est. T.C.V.	YEADON NANCY L & THOMAS M
Property Class: 401		1616 S PARK BLVD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 12 T22N R8W LOT 74. BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @2000/	46.00	100.00	1.0211	0.9554	2000	100		89,752
46 Actual Front Feet, 0.11 Total Acres					Total Est.		Land Value =	89,752

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1960

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 960 SF Floor Area = 960 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	960		
			Total:	133,715	100,285

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066

Porches

WGEP (1 Story)	252	18,784	14,088
Foundation: Shallow	252	-1,464	-1,098

Deck

Treated Wood	474	7,029	5,272
Treated Wood	130	3,010	2,257

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	768	19,776	14,832
Door Opener	2	1,054	790

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 50 Feet	1	3,344	2,508

Built-Ins

Appliance Allow.	1	2,713	2,035

Fireplaces

Wood Stove	1	2,503	1,877

Local Cost Items

SANITARY SEWER	1	0	0	*93% Good

Totals: 193,351 145,011

Notes: 2025 GARAGE & 3 SEASONS ROOM

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 178,364

2026 Est. T.C.V. 009-160-074-00 = 268,116

Est. TCV/Total Floor Area = 279.29

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
120,800	120,800	120,800	52,815	2.70	
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
14,000	-700	0	14,000	1,426	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
134,100	134,100	134,100	68,241	68,241	68,241

009-160-075-00	2026 Est. T.C.V.	TRIM RALPH A & JOANNE L
Property Class: 401		1929 S OAKWOOD AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. LOT 75 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	46.00	100.00	1.0211	0.9672	500	100		22,714
46 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	22,714

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	18.86	96	50	905
Total Estimated Land Improvements True Cash Value =				905

2026 Est. T.C.V. 009-160-075-00 = 23,619

Est. TCV/Total Floor Area = 24.60

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
11,800	11,800	11,800	5,149	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	139	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,800	11,800	11,800	5,288	5,288	0	

009-160-076-00	2026 Est. T.C.V.	TRIM RALPH A & JOANNE L
Property Class: 401		W CIRCLE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 76 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	46.00	100.00	1.0211	0.9672	500	100		22,714
46 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	22,714

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	440	50	1,797
Total Estimated Land Improvements				True Cash Value = 1,797

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2006

(11) Heating System: Space Heater

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	780	35,755	30,392
Door Opener	1	527	448

Water/Sewer

Water Well, 100 Feet	1	5,734	4,874

Carports

Wood Shingle	672	12,257	10,418

Totals: 54,273 46,132

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 56,742

2026 Est. T.C.V. 009-160-076-00 = 81,253

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
42,700	42,700	42,700	26,036	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,100	0	702	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,600	40,600	40,600	26,738	26,738	0

009-160-077-00	2026 Est. T.C.V.	TOMPKINS JEFFREY & KATHLEEN TRUST
Property Class: 402		W CIRCLE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 77 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	46.00	100.00	1.0211	0.9672	500	100		22,714
46 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	22,714

2026 Est. T.C.V. 009-160-077-00 = 22,714

Est. TCV/Total Floor Area = 0.00, Most recent sale 05/01/1997 for 18,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
11,400	11,400	11,400	1,833	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	49	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,400	11,400	11,400	1,882	1,882	0	

009-160-078-00	2026 Est. T.C.V.	TOMPKINS JEFFREY & KATHLEEN TRUST
Property Class: 401		W CIRCLE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 78 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	46.00	100.00	1.0211	0.9672	500	100		22,714
46 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	22,714

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	144	0	0
Wood Frame	29.49	96	50	1,415
Total Estimated Land Improvements				1,415

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1992

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	1200	28,380	21,285

Totals:	28,380	21,285

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 26,181

2026 Est. T.C.V. 009-160-078-00 = 50,310

Est. TCV/Total Floor Area = 0.00, Most recent sale 05/01/1997 for 18,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
26,000	26,000	26,000	12,098	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-800	0	326	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
25,200	25,200	25,200	12,424	12,424	0

009-160-079-00	2026 Est. T.C.V.	FAIRBURN BRYCE
Property Class: 401		6471 W CIRCLE DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 12 T22N R8W LOT 79 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	46.00	100.00	1.0211	0.9672	500	100		22,714
46 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	22,714

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	378	50	1,315
Wood Frame	28.80	100	50	1,440
Wood Frame	28.80	100	50	1,440
Total Estimated Land Improvements True Cash Value =				4,195

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1968

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1136 SF Floor Area = 1712 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,136		
1 Story	Siding	Overhang	576		
		Total:		213,533	160,140

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066

Porches

CCP (1 Story)	72	2,208	1,656
CCP (1 Story)	72	2,208	1,656

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	17,932
Common Wall: 1 Wall	1	-2,589	-1,942
Door Opener	1	527	395

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 50 Feet	1	3,344	2,508

Built-Ins

Appliance Allow.	1	2,713	2,035

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 248,741 186,545

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 229,450

2026 Est. T.C.V. 009-160-079-00 = 256,359

Est. TCV/Total Floor Area = 149.74, Most recent sale 06/29/2023 for 205,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
122,100	122,100	122,100	113,590	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	6,100	0	0	3,066	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
128,200	128,200	128,200	116,656	116,656	116,656	

009-160-080-00	2026 Est. T.C.V.	ALLEN MARK W
Property Class: 401		1694 S PARK BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOTS 80 & 81 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

		* Factors *		LOTS 80 & 81 - IRR SHAPES		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
BACK 50' @ 500	36.00	110.00	0.9129	1.0000	500 100	16,432
BACK 50' @ 500	36.00	110.00	0.9129	1.0000	500 100	NEEDS FILL 16,432
72 Actual Front Feet, 0.18 Total Acres					Total Est. Land Value =	32,863

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 2010

(11) Heating System: Wall/Floor Furnace

Ground Area = 720 SF Floor Area = 720 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	720		
			Total:	82,215	69,885

Other Additions/Adjustments

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	968	18,624	15,830
Door Opener	2	830	705

Water/Sewer

Public Sewer	1	1,152	979
Water Well, 100 Feet	1	5,150	4,377

Totals: 107,971 91,776

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 112,884

2026 Est. T.C.V. 009-160-080-00 = 145,747

Est. TCV/Total Floor Area = 202.43, Most recent sale 09/30/2005 for 10,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
74,100	74,100	74,100	56,629	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,200	0	0	1,528	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
72,900	72,900	72,900	58,157	58,157	58,157

009-160-082-00	2026 Est. T.C.V.	FLORY PATRICK G & TAMMY S
Property Class: 401		W RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2012 ROLL: SEC 12 T22N R8W LOTS 82, 83 BUENA VISTA PARK.

SPLIT ON 10/20/2011 INTO 009-160-084-00; (LOTS 84 & 85)
AND 009-160-082-00 (LOTS 82 & 83)

FORMERLY: SEC 12 T22N R8W LOTS 82, 83, 84 & 85 BUENA VISTA PARK.

Split/Comb. on 10/20/2011 completed 10/20/2011 tim SALE OF PARCELS IN
PLATTED SUB;

Parent Parcel(s): 009-160-082-00;
Child Parcel(s): 009-160-082-01, 009-160-084-00;

SPLIT/COMB. ON 10/20/2011 COMPLETED 10/20/2011 TIM SALE OF PARCELS IN
PLATTED SUB;

PARENT PARCEL(S): 009-160-082-00; (LOTS 82 & 83)
CHILD PARCEL(S): 009-160-084-00; (LOTS 84 & 85)

2012 SEPARATE TAX BILLS OF PLATED PARCELS

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

		* Factors *		LOTS 82 & 83		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
BACK 50' @ 500	42.50	108.00	0.8758	0.9936	500 100	18,491
BACK 50' @ 500	42.50	108.00	0.8758	0.9936	500 100	LOT 82 - NEEDS FILL 18,491
85 Actual Front Feet, 0.21 Total Acres Total Est. Land Value =						36,982

2026 Est. T.C.V. 009-160-082-00 = 36,982

Est. TCV/Total Floor Area = 51.36, Most recent sale 09/19/2014 for 16,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
18,500	18,500	18,500	9,314	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	251	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
18,500	18,500	18,500	9,565	9,565	0

009-160-084-00	2026 Est. T.C.V.	FLORY PATRICK G & TAMMY S
Property Class: 401		6451 BUENA VISTA BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2012 ROLL: SEC 12 T22N R8W LOTS 84, 85 BUENA VISTA PARK.
 SPLIT ON 10/20/2011 INTO 009-160-084-00; (LOTS 84 & 85)
 AND 009-160-082-00 (LOTS 82 & 83)

FORMERLY: SEC 12 T22N R8W LOTS 82, 83, 84 & 85 BUENA VISTA PARK.

Split/Comb. on 10/20/2011 completed 10/20/2011 tim SALE OF PARCELS IN
 PLATTED SUB;

Parent Parcel(s): 009-160-082-00;

Child Parcel(s): 009-160-082-01, 009-160-084-00;

SPLIT/COMB. ON 10/20/2011 COMPLETED 10/20/2011 TIM SALE OF PARCELS IN
 PLATTED SUB;

PARENT PARCEL(S): 009-160-082-00; (LOTS 82 & 83)

CHILD PARCEL(S): 009-160-084-00; (LOTS 84 & 85)

2012 SEPARATE TAX BILLS OF PLATED PARCELS

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

LOTS 84 & 85

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	46.00	70.00	0.8586	0.8537	500	100		16,859
BACK 50' @ 500	46.00	70.00	0.8586	0.8537	500	100		16,859
92 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								33,717

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	33.84	60	0	0
D/W/P: 4in Ren. Conc.	8.17	1700	0	0
D/W/P: 3.5 Concrete	6.58	133	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1965

(11) Heating System: Forced Heat & Cool

Ground Area = 1037 SF Floor Area = 1037 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,037		
Total:				147,246	95,711

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Deck

Treated Wood	26	1,173	762
Treated Wood	32	1,353	879

Garages

Class: C Exterior: Pole (Unfinished)

Storage Over Garage	853	11,294	7,341
Door Opener	3	1,581	1,028
Base Cost	1280	30,272	19,677

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Parcel Number: 009-160-084-00

Page: 2

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SANITARY SEWER	1	0	0	*93% Good

Totals:	201,863	131,211

Notes: 2015 ENCLOSE CCP FOR 4 SEASON ADDITION

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 161,390

2026 Est. T.C.V. 009-160-084-00	=	197,457

Est. TCV/Total Floor Area = 190.41, Most recent sale 01/31/2020 for 110,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
100,100	100,100	100,100	75,475	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,400	0	2,037	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
98,700	98,700	98,700	77,512	77,512 0

009-160-086-00	2026 Est. T.C.V.	FLORY PATRICK G & TAMMY S
Property Class: 402		BUENA VISTA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 86 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	46.00	76.00	1.0211	0.8786	500	100		20,634
46 Actual Front Feet, 0.08 Total Acres							Total Est. Land Value =	20,634

2026 Est. T.C.V. 009-160-086-00 = 20,634

Est. TCV/Total Floor Area = 19.90, Most recent sale 07/03/2024 for 110,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
10,300	10,300	10,300	10,300	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,300	10,300	10,300	10,578	10,300	0	

009-160-087-00	2026 Est. T.C.V.	WILLIAMS TONY & AMY
Property Class: 401		6431 W CIRCLE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOTS 87 & 88 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	62.75	100.00	0.7945	0.9672	500	100	LOT 87	24,109
BACK 50' @ 500	62.75	100.00	0.7945	0.9672	500	100	LOT 88	24,109
126 Actual Front Feet, 0.29 Total Acres								Total Est. Land Value = 48,218

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	576	0	0
Metal Prefab	19.83	54	50	535

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,485

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1971

(11) Heating System: Forced Heat & Cool
 Ground Area = 1428 SF Floor Area = 1428 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,428		
Total:				196,167	107,892

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	652
3 Fixture Bath	1	3,721	2,047

Deck

Treated Wood	304	5,132	2,823
Treated Wood	60	1,843	1,014

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	21,439	11,791
Common Wall: 1 Wall	1	-2,421	-1,332

Water/Sewer

Public Sewer	1	1,300	715
Water Well, 50 Feet	1	3,344	1,839

Built-Ins

Appliance Allow.	1	1,897	1,043

Fireplaces

Exterior 1 Story	1	5,597	3,078

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals: 239,204 131,562

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 161,821

2026 Est. T.C.V. 009-160-087-00 = 211,524

Est. TCV/Total Floor Area = 148.13, Most recent sale 02/21/2025 for 200,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-160-087-00

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	106,000	106,000	106,000	70,648	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-200	0	0	35,152	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	105,800	105,800	105,800	72,555	105,800	0

009-160-089-00	2026 Est. T.C.V.	ANSON THOMAS & LANGTON-ANSON CARMEN
Property Class: 401		1615 PARK BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 89 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @2000/	46.00	100.00	1.0211	0.9554	2000	100		89,752
46 Actual Front Feet,	0.11	Total Acres			Total Est.		Land Value =	89,752

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.18	2200	50	2,398
Metal Prefab	18.52	68	50	629

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements		True	Cash Value =	3,977

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls CD	Blt 1960

(11) Heating System: Electric Baseboard

Ground Area = 880 SF Floor Area = 880 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	880		
			Total:	109,062	70,889

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Porches

CCP (1 Story)	160	4,170	2,710

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Wood Stove	1	2,107	1,370

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	123,065	79,991

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 98,389

2026 Est. T.C.V. 009-160-089-00 = 192,118

Est. TCV/Total Floor Area = 218.32, Most recent sale 09/06/2024 for 260,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
96,100	96,100	96,100	96,100	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
96,100	96,100	96,100	98,694	96,100	0

009-160-090-00	2026 Est. T.C.V.	BUNN DAWN ET AL
Property Class: 401		1601 S PARK BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 90 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @2000/	50.00	98.00	1.0000	0.9506	2000	100		95,063
50 Actual Front Feet,	0.11	Total Acres			Total Est.	Land Value =		95,063

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	246	50	809
Wood Frame	32.26	80	50	1,290
Total Estimated Land Improvements			True Cash Value =	2,099

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1964

(11) Heating System: Forced Air w/ Ducts

Ground Area = 800 SF Floor Area = 800 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	800		
			Total:	113,250	73,611

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Deck

Treated Wood	140	3,160	2,054
Treated Wood	25	1,140	741

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	126,494	82,219

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 101,129

2026 Est. T.C.V. 009-160-090-00 = 198,291

Est. TCV/Total Floor Area = 247.86

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
99,400	99,400	99,400	31,004	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-300	0	0	837	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
99,100	99,100	99,100	31,841	31,841	0	

009-160-091-00	2026 Est. T.C.V.	ODEGARD TIMOTHY E & TRACEY J
Property Class: 401		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 91 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @2000/	50.00	117.00	1.0000	0.9937	2000	100		99,369
50 Actual Front Feet, 0.13 Total Acres					Total Est.		Land Value =	99,369

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2023

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Plumbing

3 Fixture Bath	1	-4,478	-4,433

Garages

Class: C Exterior: Pole (Unfinished)

Storage Over Garage	360	4,766	4,718
Door Opener	2	1,054	1,043
Base Cost	1440	34,056	33,715

Totals:	35,398	35,043

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 43,103

2026 Est. T.C.V. 009-160-091-00 = 142,472

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
72,600	72,600	72,600	22,434	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,400	0	0	605	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
71,200	71,200	71,200	23,039	23,039	0	

009-160-092-00	2026 Est. T.C.V.	SILER GREG R
Property Class: 401		6437 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 92 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @2000/	50.00	91.00	1.0000	0.9332	2000	100		93,318
50 Actual Front Feet,	0.10	Total Acres			Total Est.		Land Value =	93,318

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	223	0	0
D/W/P: 4in Ren. Conc.	8.17	720	0	0
Wood Frame	32.26	80	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements				2,425

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 1993

(11) Heating System: Forced Heat & Cool
 Ground Area = 960 SF Floor Area = 1440 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	960		
			Total:	194,059	174,667

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,280
3 Fixture Bath	1	4,478	4,030
2 Fixture Bath	1	2,996	2,696

Water/Sewer

Public Sewer	1	1,465	1,318
Water Well, 50 Feet	1	3,344	3,010

Built-Ins

Appliance Allow.	1	2,713	2,442

Fireplaces

Wood Stove	1	2,503	2,253

Local Cost Items

SANITARY SEWER	1	0	0	*92% Good

Totals: 212,980 191,696

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 235,786

2026 Est. T.C.V. 009-160-092-00 = 331,529

Est. TCV/Total Floor Area = 230.23, Most recent sale 08/31/2017 for 167,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
166,200	166,200	166,200	88,949	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-400	0	0	2,401	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
165,800	165,800	165,800	91,350	91,350	91,350

009-160-093-00	2026 Est. T.C.V.	CHILMAN DEBORAH ETAL
Property Class: 401		6431 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 93 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @2000/	65.00	89.00	0.9365	0.9280	2000	100		112,982
65 Actual Front Feet,	0.13	Total Acres			Total Est.	Land Value =		112,982

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	27.96	120	71	2,382
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				3,352

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1973

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 600 SF Floor Area = 900 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	600		
Total:				114,106	84,438

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,052

Deck

Treated Wood	216	4,201	3,109
Treated Wood	160	3,446	2,550

Water/Sewer

Public Sewer	1	1,465	1,084
Water Well, 50 Feet	1	3,344	2,475

Built-Ins

Appliance Allow.	1	2,713	2,008

Fireplaces

Wood Stove	1	2,503	1,852

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 133,200 98,568

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 121,239

2026 Est. T.C.V. 009-160-093-00 = 237,573

Est. TCV/Total Floor Area = 263.97, Most recent sale 06/01/2002 for 69,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
119,100	119,100	119,100	37,124	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-300	0	0	1,002	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
118,800	118,800	118,800	38,126	38,126	0

009-160-094-00	2026 Est. T.C.V.	DOLLEY DEAN & SHONNA
Property Class: 401		6432 W CIRCLE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOTS 94 & 95 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
 * Factors * LOT 94 & 95(IRR)

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @2000/	50.00	96.00	0.8563	0.9457	2000	100	LOT 94	80,983
BACK 50' @ 500	43.00	90.00	0.8563	0.9322	500	100	LOT 95, IRR	17,162
93 Actual Front Feet, 0.20 Total Acres								
Total Est. Land Value =								98,145

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1000	0	0
Metal Prefab	15.53	100	45	699

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				1,639

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls CD	Blt 1967

(11) Heating System: Forced Heat & Cool
 Ground Area = 1350 SF Floor Area = 1350 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=67/100/100/100/67

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	750		
1 Story	Siding	Basement	300		
1 Story	Siding	Crawl Space	300		
Total:				173,519	116,257

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	794
3 Fixture Bath	1	3,721	2,493

Porches

CCP (1 Story)	240	5,885	3,943

Deck

Treated Wood	457	6,700	4,489

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	576	14,314	9,590

Water/Sewer

Public Sewer	1	1,300	871
Water Well, 100 Feet	1	5,415	3,628

Built-Ins

Appliance Allow.	1	1,897	1,271

Fireplaces

Interior 1 Story	1	4,610	3,089

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	218,546	146,425

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 180,103

Parcel Number: 009-160-094-00

Page: 2

2026 Est. T.C.V. 009-160-094-00 = 279,887
 Est. TCV/Total Floor Area = 207.32, Most recent sale 11/18/2016 for 110,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
141,000	141,000	141,000	66,590	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,100	0	0	1,797	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
139,900	139,900	139,900	68,387	68,387	0

009-160-096-00	2026 Est. T.C.V.	FLORY PATRICK G & TAMMY S
Property Class: 401		6431 W BUENA VISTA BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 96 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	50.00	128.00	1.0000	1.0545	500	100		26,362
50 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	26,362

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	400	50	1,294

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,244

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1964

(11) Heating System: Forced Heat & Cool
 Ground Area = 700 SF Floor Area = 700 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	700		
			Total:	91,810	55,085

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Porches

CGEP (1 Story)	180	10,818	6,491
CCP (1 Story)	36	1,122	673
CCP (1 Story)	36	1,122	673

Deck

Treated Wood	36	1,423	854

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	252	11,108	6,665

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 100 Feet	1	5,415	3,249

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Wood Stove	1	2,107	1,264

Totals: 129,307 77,583

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 95,427

2026 Est. T.C.V. 009-160-096-00 = 124,033

Est. TCV/Total Floor Area = 177.19, Most recent sale 07/03/2024 for 110,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
62,900	62,900	62,900	62,900	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0

Parcel Number: 009-160-096-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
62,000	62,000	62,000	64,598	62,000	0

009-160-097-00	2026 Est. T.C.V.	FLORY PATRICK G & TAMMY S
Property Class: 401		6430 W RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOTS 97 & 98 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
* Factors * LOTS 97&98

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	46.00	108.00	0.8586	0.9936	500	100		19,622
BACK 50' @ 500	46.00	107.00	0.8586	0.9904	500	100		19,558
92 Actual Front Feet, 0.23 Total Acres								
Total Est. Land Value =								39,179

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	400	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 2015

(11) Heating System: Forced Air w/ Ducts
Ground Area = 907 SF Floor Area = 1688 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	907		
1 Story	Siding	Overhang	328		
Total:				195,666	178,057

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,294
3 Fixture Bath	1	4,478	4,075

Porches

CCP (1 Story)	224	6,113	5,563

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	655	26,180	23,824
Common Wall: 1 Wall	1	-2,589	-2,356

Water/Sewer

Public Sewer	1	1,465	1,333
Water Well, 50 Feet	1	3,344	3,043

Totals: 236,079 214,833

Notes: 12/19/2014 ELECTIRAL FACEPLATES NOT INSTALLED. -TIM

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 264,245

2026 Est. T.C.V. 009-160-097-00 = 304,374

Est. TCV/Total Floor Area = 180.32, Most recent sale 09/28/2012 for 23,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
153,900	153,900	153,900	99,190	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,700	0	0	2,678	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
152,200	152,200	152,200	101,868	101,868	0	

009-160-099-00	2026 Est. T.C.V.	FOSS JACK T & BRENDA J
Property Class: 402		W BUENA VISTA BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W W 1/2 OF LOTS 99 & 100 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	60.70	102.00	0.9527	0.9739	500	100		28,160
61 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	28,160

2026 Est. T.C.V. 009-160-099-00 = 28,160

Est. TCV/Total Floor Area = 16.68, Most recent sale 08/01/1999 for 56,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
14,100	14,100	14,100	1,475	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	39	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,100	14,100	14,100	1,514	1,514	1,514	

009-160-101-00	2026 Est. T.C.V.	FOSS JACK T & BRENDA J
Property Class: 401		6401 W BUENA VISTA BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 101 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	61.80	132.00	0.9484	1.0659	500	100		31,237
62 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	31,237

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	510	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1962

(11) Heating System: Space Heater

Ground Area = 768 SF Floor Area = 768 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	600		
1 Story	Siding	Basement	168		
		Total:		101,577	60,947

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Porches

CGEP (1 Story)	288	14,933	8,960

Deck

Treated Wood	246	4,467	2,680

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	396	14,719	8,831

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 100 Feet	1	5,415	3,249

Built-Ins

Appliance Allow.	1	1,897	1,138

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 145,493 87,296

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 107,374

2026 Est. T.C.V. 009-160-101-00 = 139,561

Est. TCV/Total Floor Area = 181.72

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
70,500	70,500	70,500	38,175	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-700	0	1,030	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

69,800

69,800

69,800

39,205

39,205

39,205

009-160-102-00	2026 Est. T.C.V.	KEWAY PHILIP TODD
Property Class: 401		6385 W BUENA VISTA BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 102 & E 1/2 OF LOTS 99 & 100 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	61.80	134.50	0.7993	1.0729	500	100		26,499
BACK 50' @ 500	60.70	55.00	0.7993	0.7846	500	100		19,033
123 Actual Front Feet, 0.27 Total Acres								
Total Est. Land Value =								45,532

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	144	71	630
Wood Frame	22.20	192	50	2,131
Total Estimated Land Improvements True Cash Value =				2,761

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1965

(11) Heating System: Forced Heat & Cool

Ground Area = 1152 SF Floor Area = 1152 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,152		
Total:				163,677	106,390

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Porches

CGEP (1 Story)	140	9,078	5,901

Deck

Treated Wood	224	4,204	2,733
w/Roof (Roof portion)	274	3,839	2,495

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 188,524 122,541

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 150,725

2026 Est. T.C.V. 009-160-102-00 = 199,018

Est. TCV/Total Floor Area = 172.76

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
99,000	99,000	99,000	43,908	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	500	0	0	1,185	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
99,500	99,500	99,500	45,093	45,093	45,093

009-160-103-00	2026 Est. T.C.V.	MCGEE JEFFREY M & DODY C
Property Class: 401		6384 W BUENA VISTA BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2017-03004 "THAT PART OF LOTS 103 AND 104 AND THAT PART OF VACATED PINWOOD AVENUE, PLAT OF BUENA VISTA PARK, SECTION 12, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF LOT 103; THENCE NORTH 58°38'53" WEST 17.68 FEET TO THE CENTERLINE OF VACATED PINWOOD AVENUE; THENCE ALONG SAID CENTERLINE NORTH 00°25'15" WEST 78.89 FEET; THENCE NORTH 64°16'36" EAST 93.84 FEET; THENCE SOUTH 18°27'57" EAST 83.94 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 103; THENCE SOUTH 62°43'37" WEST 107.39 FEET TO THE SOUTHWEST CORNER OF SAID LOT 103 AND THE POINT OF BEGINNING. TOGETHER WITH A 10 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED BELOW."

9/2017 SPLIT FROM 009-160-106-00
FORMERLY (0*2002) LOTS 103 & 104 EXC BEG AT NE COR LOT 104TH SE'LY TO SE COR LOT 103, SW'LY 8 FT, N'LY TO POB. BUENA VISTA PARK.

8/2017 SPLIT FROM 160-106-00 WITH NEW LOT LINE & EASEMENT TO RESOLVE ENCROCHMENT OF DRIVEWAY OF HOUSE ON 106.
02 SPLIT LOTS 107, 108 & BLDGS TO 107-00 FOR 03
06 COMBINED W/009-160-106-00 FOR 07.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	73.89	123.00	0.9070	1.0399	500	100		34,844
74 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	34,844

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	600	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2003

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Plumbing

3 Fixture Bath	1	-4,478	-3,582

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	2	1,054	843
Base Cost	2048	48,435	38,748

Totals:	45,011	36,009

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 44,291

2026 Est. T.C.V. 009-160-103-00	=	81,510
Est. TCV/Total Floor Area = 0.00, Most recent sale 11/01/1997 for 27,500		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
42,100 42,100 42,100 23,850 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 -1,300 0 0 643 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
40,800 40,800 40,800 24,493 24,493 0		

009-160-106-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

NEDERHOED MARION JO
6401 W LAKEVIEW DR
Lake City, MI 49651

THAT PART OF LOTS 104, 105 AND 106, PLAT OF BUENA VISTA PARK, SECTION 12, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT ON THE CENTERLINE OF VACATED PINWOOD AVENUE THAT IS NORTH 81'32'40" WEST 15.30 FEET FROM THE NORTHWEST CORNER OF LOT 106; THENCE ALONG THE NORTH LINE OF LOT 106 SOUTH 81'32'40" EAST 125.08 FEET TO A POINT ON THE CENTERLINE OF VACATED BIRCHWOOD AVENUE; THENCE ALONG SAID CENTERLINE SOUTH 45'10'13" EAST 47.04 FEET; THENCE SOUTH 60'17'46" WEST 89.21 FEET; THENCE SOUTH 18'27'57" EAST 18.67 FEET; THENCE SOUTH 64'16'36" WEST 93.84 FEET TO A POINT ON THE CENTERLINE OF VACATED PINWOOD AVENUE; THENCE ALONG SAID CENTERLINE NORTH 00'20'25" WEST 154.43 FEET TO THE POINT OF BEGINNING. SUBJECT TO A 10 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED BELOW. EASEMENT FOR INGRESS AND EGRESS: AN EASEMENT FOR INGRESS AND EGRES, BEING THAT PART OF LOTS 104, 105 AND 106, PLAT OF BUENA VISTA PARK, SECTION 12, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT A POINT ON THE CENTERLINE OF VACATED PINWOOD AVENUE THAT IS NORTH 81'32'40" WEST 15.30 FEET FROM THE NORTHWEST CORNER OF LOT 106; THENCE ALONG THE NORTH LINE OF LOT 106 SOUTH 81'32'40" EAST 76.49 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE CONTINUING ALONG THE NORTH LINE OF LOT 106 SOUTH 81'32'40" EAST 10.05 FEET; THENCE SOUTH 02'32'43" WEST 81.76 FEET TO THE SOUTH LINE OF LOT 105; THENCE ALONG SAID SOUTH LINE EXTENDED SOUTH 60'17'46" WEST 2.74 FEET; THENCE SOUTH 18'27'57" EAST 6.45 FEET; THENCE SOUTH 02'32'43" WEST 13.76 FEET; THENCE SOUTH 64'16'36" WEST 11.35 FEET; THENCE NORTH 02'32'43" EAST

109.42 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT.

5/2018 COMBINE WITH 160-105-00

FORMERLY THAT PART OF LOTS 104, 105 AND 106, PLAT OF BUENA VISTA PARK, SECTION 12, T22N. R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT ON THE CENTERLINE OF VACATED PINWOOD AVENUE THAT IS NORTH 81'32'40" WEST 15.30' FROM THE ORTHWEST CORNER OF LOT 06; THENCE ALONG THE NORTH LINE OF LOT 106 SOUTH 81DEG32'40" EAST 125.08 FEET TO A POINT ON THE CENTERLINE OF VACATED BIRCHWOOD AVENUE; THENCE ALONG SAID CENTERLINE SOUTH 45'10'13" EAST 47.04 FEET; THENCE SOUTH 60'17'46" WEST 89.21 FEET: THENCE: SOUTH 18'27'57" EAST 18.67 FEET; THENCE SOUTH 64DEG16'36" WEST 93.84 FEET TO A POINT ON THE CENTERLINE: OF VACATED PINWOOD AVENUE: THENCE ALONG SAID CENTERLINE NORTH 00'20'25" WEST 154.43 FEET TO THE POINT OF BEGINNING. SUBJECT TO A 10 FOOT WIDE EASMENT FOR INGRESS AND EGRESS AS DESCRIBED BELOW. AN EASEMENT FOR INGRESS AND EGRESS, BEING THAT PART OF LOTS 104, 105 AND 106, PLAT OF BUENA VISTA PARK. SEC12 T22N R8W. LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT A POINT ON THE CENTERLINE OF VACATED PINWOOD AVE THAT IS N81DEG32'40"W 15.3' FROM THE NW COR OF LOT 106; TH ALONG THE N LINE OF LOT 106 S81DEG32'40"E 76.49' TO THE POB OF SAID EASEMENT; TH CONTINUING ALONG THE N LINE OF LOT 106 S 81DEG 32'40"E 10.05'; TH S02EG32'43"W81.76' TO THE S LINE OF LOT 10' TH ALONG SAID SOUTH LINE EXTENDED S 60DEG17'46"W 2.74'; TH S18DEG24'57"E6.45'; TH S 02DEG32'45"W13.76'; TH S64DEG16'36"W 11.35'; TH N02DEG32'43"E109.42' TO THE POB OF SAID EASEMENT. 2017-03591 APPURTENANT ACCESS EASEMENT

9/2017 SPLIT 160-103-00

FORMERLY SEC 12 T22N R8W BEG AT PLAT MONUMENT WHICH IS NW COR LOT106, TH N 81 DEG 33'W 15.22 FT, S 0 DEG 16' E 140.78 FT, N 60 DEG 19'53" E 93.09 FT, N 03 DEG 42'05" W 83.56 FT, N 81 DEG 33' W 61.77 FT TO POB, BEING A PART OF LOTS 105 & 106. ALSO LOTS 103 & 104 EXC BEG AT NE COR LOT 104, TH SE'LY TO SE COR LOT 103, SW'LY 8 FT, N TO POB. BUENA VISTA PARK. COMBINATION OF 160-003 & 160-006 FOR 2007.

8/2017 SPLIT LOT 103 & PART 104
06 COMBINED W/160-103-00 FOR 07.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

		* Factors *		PRT 106, 105 & 104			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
BACK 50' @2000/	125.08	113.31	0.7951	0.9858	2000	100	196,083
125 Actual Front Feet,	0.33	Total Acres	Total Est. Land Value =				196,083

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value

Parcel Number: 009-160-106-00

Page: 2

D/W/P: 4in Ren. Conc.	8.17	900	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 2003

(11) Heating System: Forced Heat & Cool
 Ground Area = 1108 SF Floor Area = 1925 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=87/100/100/100/87

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,008		
1.25 Story	Siding	Slab	100		
1 Story	Siding	Overhang	288		
Total:				248,454	216,166

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,237
3 Fixture Bath	1	4,478	3,896
2 Fixture Bath	1	2,996	2,607
Separate Shower	1	1,310	1,140

Porches

WCP (1 Story)	192	8,262	7,188

Deck

Treated Wood	504	7,318	6,367

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	576	28,771	25,031
Door Opener	1	527	458

Class: CD Exterior: Pole (Unfinished)

Base Cost	1120	23,733	20,648

Water/Sewer

Public Sewer	1	1,465	1,275
Water Well, 100 Feet	1	5,734	4,989

Built-Ins

Appliance Allow.	1	2,713	2,360

Fireplaces

Direct-Vented Gas	1	2,963	2,578

Local Cost Items

GENERATOR	1	1	1	*100% Good

Totals:	340,147	295,941

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 364,007

2026 Est. T.C.V. 009-160-106-00 = 562,590

Est. TCV/Total Floor Area = 292.25, Most recent sale 01/05/2023 for 502,780

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
284,900	284,900	284,900	226,201	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,600	0	6,107	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
281,300	281,300	281,300	232,308	232,308	232,308

009-160-107-00	2026 Est. T.C.V.	DORTCH AMBER & RICHARD
Property Class: 401		6370 W BUENA VISTA
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

(4*2002) LOTS 107 & 108 & BEG AT NE COR LOT 104, TH SE'LY TO SE COR LOT 103,
SW'LY 8 FT, N'LY TO POB. BUENA VISTA PARK.

02 SPLIT FROM 103-00 FOR 03

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	42.00	94.00	0.8771	0.9465	500	100		17,432
BACK 50' @ 500	42.50	94.00	0.8771	0.9465	500	100	LOT 108	17,640
85 Actual Front Feet, 0.18 Total Acres								
Total Est. Land Value =								35,072

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	37.80	48	56	1,016
Total Estimated Land Improvements True Cash Value =				1,016

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1938

(11) Heating System: Forced Heat & Cool
Ground Area = 1275 SF Floor Area = 1275 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,275		
Total:				177,106	115,120

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	240	13,601	8,841
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Deck

w/Roof (Roof portion)	96	1,731	1,125

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 208,703 135,658

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 166,859

2026 Est. T.C.V. 009-160-107-00 = 202,947

Est. TCV/Total Floor Area = 159.17, Most recent sale 06/27/2025 for 249,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
86,300	86,300	86,300	72,641	2.70

Parcel Number: 009-160-107-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	16,000	-800	0	16,000	12,859	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	101,500	101,500	101,500	90,602	101,500	0

009-160-109-00	2026 Est. T.C.V.	RETHMANN GERALD J II & ANDREA J
Property Class: 401		6371 W BUENA VISTA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 109 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	62.00	153.00	0.9476	1.1224	500	100		32,973
62 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	32,973

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1961

(11) Heating System: Forced Air w/o Ducts

Ground Area = 601 SF Floor Area = 701 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	401		
1 Story	Siding	Slab	200		
			Total:	98,363	59,016

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	330	14,761	8,857

Water/Sewer

Public Sewer	1	1,465	879
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Interior 2 Story	1	6,520	3,912

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals:	128,588	77,151

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 94,896

2026 Est. T.C.V. 009-160-109-00 = 127,869

Est. TCV/Total Floor Area = 182.41, Most recent sale 06/11/2018 for 83,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
64,600	64,600	64,600	37,728	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-700	0	1,018	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
63,900	63,900	63,900	38,746	38,746	0	

009-160-110-00	2026 Est. T.C.V.	SHAHER ERIC D & BONNIE J &
Property Class: 401		6367 W BUENA VISTA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 110 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	61.25	140.00	0.9505	1.0881	500	100		31,674
61 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	31,674

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	270	0	0
Wood Frame	23.98	144	50	1,726
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements				2,676

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1962

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 988 SF Floor Area = 1235 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	988		
			Total:	157,839	102,596

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Deck

Treated Wood	64	1,908	1,240
Treated Wood	80	2,133	1,386

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	624	22,632	14,711
Common Wall: 1/2 Wall	1	-1,207	-785
Door Opener	1	468	304

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Totals: 191,499 124,474

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 153,103

2026 Est. T.C.V. 009-160-110-00 = 187,453

Est. TCV/Total Floor Area = 151.78

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
93,800	93,800	93,800	42,938	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-100	0	1,159	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
93,700	93,700	93,700	44,097	44,097	44,097

009-160-111-01	2026 Est. T.C.V.	RETHMAN JERRY
Property Class: 402		W BUENA VISTA BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W LOTS 111 & 112. BUENA VISTA PARK.
 COMBINE FROM 009-160-011-10 & 009-160-112-00 ON 12/14/24

Split/Comb. on 12/27/2024 completed 12/27/2024 TIM ;
 Parent Parcel(s): 009-160-112-00, 009-160-111-00;
 Child Parcel(s): 009-160-111-02;

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	55.00	119.00	0.8211	1.0279	500	100		23,210
BACK 50' @ 500	55.00	119.00	0.8211	1.0279	500	100		23,210
110 Actual Front Feet, 0.30 Total Acres							Total Est. Land Value =	46,421

2026 Est. T.C.V. 009-160-111-01 = 46,421

Est. TCV/Total Floor Area = 37.59

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
23,200	23,200	23,200	17,048	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	460	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
23,200	23,200	23,200	17,508	17,508	0

009-160-113-00	2026 Est. T.C.V.	FRASER STEVE K & LOUISE E
Property Class: 402		S MAPLEWOOD AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2018. SEC 12 T22N R8W LOT 113 BUENA VISTA PARK.
 FORMERLY . SEC 12 T22N R8W LOTS 113 & 114. BUENA VISTA PARK.

Split/Comb. on 04/05/2017 completed 04/05/2017 TIM ;
 Parent Parcel(s): 009-160-113-00;
 Child Parcel(s): 009-160-114-00;

 FOR ASSESSMENT PURPOSES, ASSESS LOTS 113 & 114 SEPARATELY

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	44.17	112.00	1.0315	1.0063	500	100		22,923
48 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	22,923

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	37.80	48	50	907
Wood Frame	24.96	192	50	2,396
Total Estimated Land Improvements				True Cash Value = 3,303

2026 Est. T.C.V. 009-160-113-00 = 26,226

Est. TCV/Total Floor Area = 21.24, Most recent sale 11/02/2018 for 13,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
101,700	101,700	101,700	8,667	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-88,600	0	-88,366	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
13,100	13,100	13,100	8,901	8,901	0

009-160-114-00	2026 Est. T.C.V.	FRASER STEVE K & LOUISE
Property Class: 402		1667 S MAPLEWOOD AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2018. SEC 12 T22N R8W LOT 114 BUENA VISTA PARK.
 FORMERLY ASSESED WITH 160-113-00 . SEC 12 T22N R8W LOTS 113 & 114. BUENA VISTA
 PARK.

Split/Comb. on 04/05/2017 completed 04/05/2017 TIM ;
 Parent Parcel(s): 009-160-113-00;
 Child Parcel(s): 009-160-114-00;

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	40.83	112.00	1.0519	1.0063	500	100		21,613
43 Actual Front Feet, 0.10 Total Acres							Total Est. Land Value =	21,613

2026 Est. T.C.V. 009-160-114-00 = 21,613

Est. TCV/Total Floor Area = 17.50, Most recent sale 05/31/2018 for 25,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
10,800	10,800	10,800	7,043	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	190	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,800	10,800	10,800	7,233	7,233	0	

009-160-115-00	2026 Est. T.C.V.	FRASER STEVE K & LOUISE
Property Class: 402		1667 S MAPLEWOOD AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 115 BUENA VISTA PARK.
 SPLIT ON 11/27/2011 INTO 009-160-116-00, 009-160-115-00;

Split/Comb. on 11/27/2011 completed 11/27/2011 TIM SPLIT LOTS IN PLAT;
 Parent Parcel(s): 009-160-115-00;
 Child Parcel(s): 009-160-116-00, 009-160-115-01;

 2011 SPLIT LOT 116 FOR 2012 ROLL 2011-02910
 02 SPLIT LOT 117 TO 117-00 FOR 03

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	50.00	110.00	1.0000	1.0000	500	100		25,000
50 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	25,000

2026 Est. T.C.V. 009-160-115-00 = 25,000

Est. TCV/Total Floor Area = 20.24, Most recent sale 05/31/2018 for 25,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
12,500	12,500	12,500	7,043	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	190	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,500	12,500	12,500	7,233	7,233	0	

009-160-117-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

CRISSMAN COTTAGE TRUST
6327 W BUENA VISTA BLVD
LAKE CITY, MI 49651

LOTS 116, 117, 121 & W 1/2 OF LOT 122. BUENA VISTA PARK.
12/2017 COMBINE LOT 116
FORMERLY LOTS 117, 121 & W 1/2 OF LOT 122. BUENA VISTA PARK.

12/2017 COMBINE 116
02 SPLIT FROM 115-00 FOR 03
03 COMBO W/ 121-00 FOR 04

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	153.00	112.00	0.7561	1.0063	500	100		58,206
153 Actual Front Feet, 0.39 Total Acres								
Total Est. Land Value =								58,206

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	29.49	96	85	2,406
Total Estimated Land Improvements True Cash Value =				2,406

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C -5 Blt 1979

(11) Heating System: Space Heater
Ground Area = 1673 SF Floor Area = 2091 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,673		
			Total:	240,864	168,607

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995

Porches

WPP	212	4,948	3,464
WPP	632	11,180	7,826

Deck

Treated Wood	344	5,697	3,988
Treated Wood	16	716	501

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	728	28,188	19,732
Storage Over Garage	485	6,421	4,495
Common Wall: 1 Wall	1	-2,589	-1,812
Door Opener	2	1,054	738

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Door Opener	1	527	369
Base Cost	1285	54,497	38,148

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Wood Stove	1	2,503	1,752

Totals: 362,950 254,068

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 312,504

2026 Est. T.C.V. 009-160-117-00	=	373,116
Est. TCV/Total Floor Area = 178.44		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
189,100 189,100 189,100	82,643	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 -2,500 0	0	2,231 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
186,600 186,600 186,600	84,874	84,874 0

009-160-118-00	2026 Est. T.C.V.	DAVIS BRYAN & ZINSER LORI
Property Class: 401		6371 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 12 T22N R8W LOT 118 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @2000/	50.00	112.00	0.8563	0.9829	2000	100		84,165
BACK 50' @ 500	43.00	112.00	0.8563	1.0063	500	100		18,527
93 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	102,692

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	31.56	62	50	978
Total Estimated Land Improvements				978

Cost Est. for Res. Bldg: 1 Single Family 1+S Cls CD Blt 1950

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 793 SF Floor Area = 793 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Slab	793		
			Total:	101,764	61,059

Other Additions/Adjustments

Exterior			
Brick Veneer	56	853	512

Plumbing			
Average Fixture(s)	1	1,185	711

Porches			
CCP (1 Story)	81	2,251	1,351

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	441	17,878	10,727
Common Wall: 1/2 Wall	1	-1,207	-724

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Interior 1 Story	1	4,610	2,766

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 133,875 80,326

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 98,801

2026 Est. T.C.V. 009-160-118-00 = 202,471

Est. TCV/Total Floor Area = 255.32

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
101,800	101,800	101,800	33,082	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-600	0	0	893	0	

Parcel Number: 009-160-118-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
101,200	101,200	101,200	33,975	33,975	0

009-160-119-00	2026 Est. T.C.V.	DAVIS BRYAN & ZINSER LORI
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 119 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	50.00	71.00	1.0000	0.8579	500	100		21,448
50 Actual Front Feet, 0.08 Total Acres							Total Est. Land Value =	21,448

2026 Est. T.C.V. 009-160-119-00 = 21,448

Est. TCV/Total Floor Area = 27.05

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
10,700	10,700	10,700	2,258	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	60	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,700	10,700	10,700	2,318	2,318	0	

009-160-120-00	2026 Est. T.C.V.	SPURGEON WILLIAM K & MARY K TRUST
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 120 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	31.50	124.46	1.1224	1.0442	500	100		18,459
32 Actual Front Feet, 0.09 Total Acres							Total Est. Land Value =	18,459

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	3000	50	4,335
Wood Frame	28.69	80	50	1,147

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/CHALF/04'/211	14.00	250	25	875
Total Estimated Land Improvements True Cash Value =				7,327

2026 Est. T.C.V. 009-160-120-00 = 25,786

Est. TCV/Total Floor Area = 32.52

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
12,700	12,700	12,700	1,833	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	200	0	0	49	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,900	12,900	12,900	1,882	1,882	1,882	

009-160-123-00	2026 Est. T.C.V.	FRASER STEVE & LOUISE
Property Class: 401		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 123 & E 1/2 OF LOT 122 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	53.60	120.00	0.8880	1.0309	500	100		24,535
BACK 50' @ 500	26.80	120.00	0.8880	1.0309	500	100		12,268
80 Actual Front Feet, 0.22 Total Acres								
Total Est. Land Value =								36,803

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	144	71	673
Total Estimated Land Improvements True Cash Value =				673

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1977

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
	3 Fixture Bath		1	-4,478	-2,911
Porches					
	CCP (1 Story)		192	5,357	3,482
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
	Base Cost		384	16,247	10,561
Totals:				17,126	11,132

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 13,692

2026 Est. T.C.V. 009-160-123-00	=	51,168
Est. TCV/Total Floor Area = 0.00, Most recent sale 09/17/2019 for 129,900		
2025 Assessed	MBOR	S.E.V.
25,900	25,900	25,900
		10,714
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	-300	0
		289
2026 Assessed	MBOR	S.E.V.
25,600	25,600	25,600
		11,003
		11,003
		0

009-160-124-00	2026 Est. T.C.V.	FRASER STEVE & LOUISE
Property Class: 401		6313 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W LOTS 124, 125 & 126 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @2000/	53.60	120.00	0.7788	1.0000	2000	100	LOT 126	83,484
BACK 50' @ 500	82.33	158.00	0.7788	1.1351	500	100	LOT 125 & 126 TRIANGLE	36,391
177 Actual Front Feet, 0.37 Total Acres								
Total Est. Land Value =								119,876

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	522	50	1,816
Total Estimated Land Improvements True Cash Value =				1,816

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1949

(11) Heating System: Forced Heat & Cool

Ground Area = 1233 SF Floor Area = 1233 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,233		
Total:				158,146	102,819

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

CCP (1 Story)	210	5,790	3,763

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Totals: 183,745 119,458

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 146,933

2026 Est. T.C.V. 009-160-124-00 = 268,625

Est. TCV/Total Floor Area = 217.86, Most recent sale 09/17/2019 for 129,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
134,800	134,800	134,800	61,458	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-500	0	1,659	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
134,300	134,300	134,300	63,117	63,117 0

009-160-127-00	2026 Est. T.C.V.	FRASER STEVE & LOUISE
Property Class: 402		1667 S MAPLEWOOD AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 127 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	32.25	65.00	1.1159	0.8318	500	100	TRIANGLE	14,966
32 Actual Front Feet, 0.05 Total Acres							Total Est. Land Value =	14,966

2026 Est. T.C.V. 009-160-127-00 = 14,966

Est. TCV/Total Floor Area = 12.14, Most recent sale 09/17/2019 for 129,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
7,500	7,500	7,500	3,520	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	95	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,500	7,500	7,500	3,615	3,615	0	

009-160-128-00	2026 Est. T.C.V.	FRASER STEVE & LOUISE
Property Class: 402		1667 S MAPLEWOOD AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 128 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	64.50	84.50	0.9383	0.9118	500	100		27,593
65 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	27,593

2026 Est. T.C.V. 009-160-128-00 = 27,593

Est. TCV/Total Floor Area = 22.38, Most recent sale 09/17/2019 for 129,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
13,800	13,800	13,800	4,695	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	126	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,800	13,800	13,800	4,821	4,821	0	

009-160-129-00	2026 Est. T.C.V.	HUNTER CRAIG & TERESA
Property Class: 401		BEACHWOOD ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 12 T22N R8W LOTS 129, 130 & 131 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	59.00	112.00	0.7488	1.0063	500	100	LOT 129	22,231
BACK 50' @ 500	50.00	110.00	0.7488	1.0000	500	100	LOT 130	18,721
BACK 50' @ 500	50.00	110.00	0.7488	1.0000	500	100	LOT 131	18,721
159 Actual Front Feet, 0.40 Total Acres					Total Est.		Land Value =	59,673

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 2001

(11) Heating System: Wall/Floor Furnace

Ground Area = 0 SF Floor Area = 672 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Overhang	672		
			Total:	45,252	36,202

Other Additions/Adjustments

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	780	23,486	18,789

Water/Sewer

Public Sewer	1	1,152	922

Water Well, 50 Feet	1	3,344	2,675

Totals:	73,234	58,588

Notes: GRG W/UPPER LIVING AREA

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 72,063

2026 Est. T.C.V. 009-160-129-00 = 131,736

Est. TCV/Total Floor Area = 196.04, Most recent sale 11/01/1997 for 10,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
67,400	67,400	67,400	40,884	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	-1,500	0	0	1,103	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
65,900	65,900	65,900	41,987	41,987	0	

009-160-132-00	2026 Est. T.C.V.	SPITZLEY JAMES P & BARBARA A
Property Class: 401		BEACHWOOD AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 132 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @2000/	58.00	135.00	0.9636	1.0299	2000	100		115,115
58 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	115,115

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	13.70	104	66	940
Total Estimated Land Improvements				940

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1947

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 936 SF Floor Area = 936 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	936		
			Total:	112,747	67,646

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,138	683

Porches

CGEP (1 Story)	208	11,488	6,893

Water/Sewer

Public Sewer	1	1,249	749
Water Well, 50 Feet	1	3,212	1,927

Built-Ins

Appliance Allow.	1	1,822	1,093

Fireplaces

Interior 1 Story	1	4,427	2,656

Totals: 136,083 81,647

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 100,426

2026 Est. T.C.V. 009-160-132-00 = 216,481

Est. TCV/Total Floor Area = 231.28

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
109,300	109,300	109,300	37,795	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,100	0	1,020	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
108,200	108,200	108,200	38,815	38,815	0	

009-160-133-00	2026 Est. T.C.V.	JAMROZY RICHARD J
Property Class: 401		6293 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 12 T22N R8W LOT 133 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @2000/	59.00	118.00	0.9595	0.9958	2000	100		112,742
59 Actual Front Feet,	0.16	Total Acres			Total Est.		Land Value =	112,742

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	13.08	90	0	0
D/W/P: 4in Concrete	6.05	96	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements		True	Cash Value =	950

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1990

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1040 SF Floor Area = 1040 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,040		
			Total:	133,619	93,534

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	692
3 Fixture Bath	1	3,128	2,190

Porches

WCP (1 Story)	260	7,839	5,487
WPP	16	739	517

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	18,657	13,060

Water/Sewer

Public Sewer	1	1,152	806
Water Well, 100 Feet	1	5,150	3,605

Built-Ins

Appliance Allow.	1	1,607	1,125

Totals:	172,879	121,016

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.140 => TCV: 137,958

2026 Est. T.C.V. 009-160-133-00 = 251,650

Est. TCV/Total Floor Area = 241.97

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
120,200	120,200	120,200	38,968	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,600	0	0	1,052	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
125,800	125,800	125,800	40,020	40,020	40,020	

009-160-134-00	2026 Est. T.C.V.	WOLCOTT HENRY W & NELL H TRUST
Property Class: 401		6275 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 134 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @2000/	58.00	103.00	0.9636	0.9625	2000	100		107,586
58 Actual Front Feet,	0.14	Total Acres			Total Est.		Land Value =	107,586

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	507	50	1,561
Wood Frame	23.39	160	50	1,871
Wood Frame	23.39	160	50	1,871
Total Estimated Land Improvements				True Cash Value = 5,303

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1954

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1423 SF Floor Area = 1423 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	779		
1 Story	Siding	Slab	644		
			Total:	160,958	104,621

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Porches

CSEP (1 Story)	228	8,771	5,701

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Totals:	177,455	115,344

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 141,873

2026 Est. T.C.V. 009-160-134-00 = 254,762

Est. TCV/Total Floor Area = 179.03, Most recent sale 01/01/2012 for 57,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
127,300	127,300	127,300	49,595	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	1,339	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
127,400	127,400	127,400	50,934	50,934	0

009-160-135-00	2026 Est. T.C.V.	CAULFIELD JAMES & BENSON NANCY
Property Class: 401		1616 S ELMWOOD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 135 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @2000/	58.00	88.00	0.9636	0.9254	2000	100		103,435
58 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	103,435

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.01	40	0	0
D/W/P: 3.5 Concrete	5.77	300	0	0
Metal Prefab	14.70	80	35	412

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				1,382

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D 10 Blt 1976

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 912 SF Floor Area = 912 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	912		
			Total:	132,481	86,113

Other Additions/Adjustments

Recreation Room	912	16,215	1,621
Exterior			
Brick Veneer	64	895	582
Plumbing			
Average Fixture(s)	1	988	642
2 Fixture Bath	1	2,074	1,348
Porches			
CPP	40	955	621

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	480	16,445	10,689
Common Wall: 1 Wall	1	-2,227	-1,448
Door Opener	1	415	270

Water/Sewer

Public Sewer	1	1,152	749
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,607	1,045

Totals: 174,344 104,406

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 128,419

2026 Est. T.C.V. 009-160-135-00 = 233,236

Est. TCV/Total Floor Area = 255.74

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
116,500	116,500	116,500	45,309	2.70

Parcel Number: 009-160-135-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	100	0	0	1,223	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	116,600	116,600	116,600	46,532	46,532	0

009-160-136-00	2026 Est. T.C.V.	MCCOMAS FAMILY REV TRUST
Property Class: 401		1626 S ELMWOOD ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 12 T22N R8W LOT 136 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @2000/	50.00	110.00	1.0000	0.9785	2000	100		97,848
50 Actual Front Feet,	0.13	Total Acres			Total Est.		Land Value =	97,848

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	600	0	0
Wood Frame	28.69	80	50	1,147

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements			True Cash Value =	2,097

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls CD	Blt 1962

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1008 SF Floor Area = 1008 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,008		
			Total:	142,865	92,862

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770
2 Fixture Bath	1	2,502	1,626

Porches

CPP	60	1,354	880

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	480	16,805	10,923

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Totals:	171,252	111,313

Notes: WALL UNIT AC

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 136,915

2026 Est. T.C.V. 009-160-136-00 = 236,860

Est. TCV/Total Floor Area = 234.98, Most recent sale 09/15/2003 for 86,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
118,400	118,400	118,400	50,317	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	1,358	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
118,400	118,400	118,400	51,675	51,675	0

009-160-137-00	2026 Est. T.C.V.	M2K ENTERPRISES LLC
Property Class: 401		1636 S ELMWOOD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 137 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @2000/	50.00	110.00	1.0000	0.9785	2000	100		97,848
50 Actual Front Feet,	0.13	Total Acres			Total Est.		Land Value =	97,848

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	750	0	0
Wood Frame	26.22	96	50	1,258

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements			True Cash Value =	2,208

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls CD	Blt 1964

(11) Heating System: Forced Air w/ Ducts

Ground Area = 912 SF Floor Area = 912 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	576		
1 Story	Siding	Basement	336		
		Total:		123,407	80,214

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Porches

WCP (1 Story)	72	3,802	2,471

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	352	13,665	8,882

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals:	148,600	96,589

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 118,804

2026 Est. T.C.V. 009-160-137-00 = 218,860

Est. TCV/Total Floor Area = 239.98, Most recent sale 09/18/2020 for 139,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
109,600	109,600	109,600	54,597	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-200	0	1,474	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
109,400	109,400	109,400	56,071	56,071	0	

009-160-138-00	2026 Est. T.C.V.	ROUSSE MICHAEL J L/E & ET AL J/T
Property Class: 401		1646 S ELMWOOD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 138 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @2000/	47.00	113.00	1.0156	0.9851	2000	100		94,042
47 Actual Front Feet, 0.12 Total Acres					Total Est.		Land Value =	94,042

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1977

(11) Heating System: Wall/Floor Furnace
 Ground Area = 672 SF Floor Area = 672 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	672		
			Total:	92,911	60,393

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	642

Deck

Treated Wood	40	1,476	959

Water/Sewer

Public Sewer	1	1,152	749
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,607	1,045

Local Cost Items

SANITARY SEWER	1	0	0	*86% Good

Totals: 101,478 65,962

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 81,134

2026 Est. T.C.V. 009-160-138-00 = 175,176

Est. TCV/Total Floor Area = 260.68

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
87,100	87,100	87,100	29,390	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	793	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
87,600	87,600	87,600	30,183	30,183	30,183	

009-160-139-00	2026 Est. T.C.V.	JAMROZY LINDA M ETAL
Property Class: 402		S ELMWOOD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 139 BUENA VISTA PARK.

PARTIAL SPLIT TO 140-00 FOR 96

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	47.00	110.00	1.0156	1.0000	500	100		23,866
47 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	23,866

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.22	336	50	3,901
Total Estimated Land Improvements			True Cash Value =	3,901

2026 Est. T.C.V. 009-160-139-00 = 27,767

Est. TCV/Total Floor Area = 41.32

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
13,900	13,900	13,900	4,347	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	117	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
13,900	13,900	13,900	4,464	4,464	0

009-160-140-00	2026 Est. T.C.V.	STRZELEWICZ DANGELINE
Property Class: 401		6255 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W LOTS 140, 141, & 142 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @2000/	55.00	102.50	0.7477	0.9614	2000	100		79,066
BACK 50' @2000/	55.00	119.00	0.7477	0.9979	2000	100	LOT 141	82,072
BACK 50' @ 500	50.00	110.00	0.7477	1.0000	500	100	LOT 142	18,692
160 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	179,830

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	144	66	585
Wood Frame	24.12	140	50	1,688
Total Estimated Land Improvements				2,273

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1951

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 816 SF Floor Area = 816 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	816		
			Total:	99,426	59,656

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Porches

CGEP (1 Story)	192	11,305	6,783

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	528	17,957	10,774
Door Opener	1	468	281

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Totals: 136,882 82,129

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 101,019

2026 Est. T.C.V. 009-160-140-00 = 283,122

Est. TCV/Total Floor Area = 346.96

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
142,100	142,100	142,100	37,545	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	-500	0	0	1,013	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
141,600	141,600	141,600	38,558	38,558	0	

009-160-143-00	2026 Est. T.C.V.	LAPAK DAVID A & ANN M
Property Class: 401		6225 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOTS 143 AND W 1/2 OF LOTS 145 & 146 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @2000/	55.00	85.50	0.8211	0.9187	2000	100		82,982
BACK 50' @2000/	55.00	99.00	0.8211	0.9530	2000	100	1/2 LOT 145 & 146	86,080
110 Actual Front Feet, 0.23 Total Acres								169,062
Total Est. Land Value =								

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	18.00	81	50	729
D/W/P: 4in Concrete	6.96	72	50	250
Total Estimated Land Improvements True Cash Value =				979

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1965

(11) Heating System: Forced Air w/ Ducts

Ground Area = 840 SF Floor Area = 840 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	840		
Total:				130,753	85,001

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Porches

CSEP (1 Story)	72	3,975	2,584
CCP (1 Story)	80	2,428	1,578
CPP	18	493	320

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	440	19,950	12,967

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Totals: 166,543 108,263

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 133,163

2026 Est. T.C.V. 009-160-143-00 = 303,204

Est. TCV/Total Floor Area = 360.96

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
151,800	151,800	151,800	40,925	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-200	0	0	1,104	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
151,600	151,600	151,600	42,029	42,029	0	

009-160-144-00	2026 Est. T.C.V.	VENEMA DOUGLAS J & DIANE L TRUST
Property Class: 401		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 144. BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @2000/	58.00	69.00	0.9636	0.8708	2000	100		97,333
58 Actual Front Feet, 0.09 Total Acres							Total Est. Land Value =	97,333

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	3705	50	15,135
Total Estimated Land Improvements			True Cash Value =	15,135

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2021

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost

Other Additions/Adjustments

Plumbing

3 Fixture Bath	1	-4,478	-4,344

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	2	1,054	1,022

Base Cost	1600	37,840	36,705

Totals:	34,416	33,383

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 41,061

2026 Est. T.C.V. 009-160-144-00 = 153,529

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
77,900	77,900	77,900	34,310	2.70

2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,100	0	0	926	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
76,800	76,800	76,800	35,236	35,236	0

009-160-145-00	2026 Est. T.C.V.	LINE ROBERT S & BARBARA C
Property Class: 402		OTTAWA
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W E 1/2 OF LOTS 145 & 146. BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	55.00	100.00	0.9765	0.9672	500	100		25,972
55 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	25,972

2026 Est. T.C.V. 009-160-145-00 = 25,972

Est. TCV/Total Floor Area = 0.00, Most recent sale 01/07/2004 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
13,000	13,000	13,000	1,411	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	38	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,000	13,000	13,000	1,449	1,449	0	

009-160-147-00	2026 Est. T.C.V.	COOPER STEVEN & LAURIE
Property Class: 401		6195 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 147 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @2000/	55.00	155.00	0.9765	1.0661	2000	100		114,507
55 Actual Front Feet,	0.20	Total Acres			Total Est.		Land Value =	114,507

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	446	0	0
Wood Frame	28.69	80	50	1,147

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements				True Cash Value = 2,097

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1962

(11) Heating System: Wall/Floor Furnace
 Ground Area = 912 SF Floor Area = 912 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	576		
1 Story	Siding	Basement	336		
		Total:		118,813	71,287

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Deck

Treated Wood	240	4,399	2,639

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	440	15,818	9,491

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Totals: 146,756 88,052

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 108,304

2026 Est. T.C.V. 009-160-147-00 = 224,908

Est. TCV/Total Floor Area = 246.61, Most recent sale 10/21/2016 for 75,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
112,800	112,800	112,800	39,957	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-300	0	0	1,078	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
112,500	112,500	112,500	41,035	41,035	0

009-160-148-00	2026 Est. T.C.V.	NOORDYKE MATT & STEPHANIE
Property Class: 401		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 148 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @2000/	55.00	137.00	0.9765	1.0337	2000	100		111,027
55 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	111,027

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	448	76	2,098
Metal Prefab	15.53	100	35	544
Total Estimated Land Improvements True Cash Value =				2,642

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1981

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	840	25,099	20,079
Storage Over Garage	800	9,432	7,546

Totals: 34,531 27,625

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 33,979

2026 Est. T.C.V. 009-160-148-00 = 147,648

Est. TCV/Total Floor Area = 0.00, Most recent sale 05/03/2021 for 390,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
75,200	75,200	75,200	38,077	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,400	0	1,028	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
73,800	73,800	73,800	39,105	39,105	0

009-160-149-00	2026 Est. T.C.V.	KENNEDY FAMILY LIVING TRUST &
Property Class: 401		6181 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 12 T22N R8W LOT 149 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @2000/	55.00	128.00	0.9765	1.0163	2000	100		109,157
55 Actual Front Feet,	0.16	Total Acres			Total Est.		Land Value =	109,157

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.16	120	50	1,329
Total Estimated Land Improvements			True Cash Value =	1,329

2026 Est. T.C.V. 009-160-149-00 = 110,486

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
55,200	55,200	55,200	3,250	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	87	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
55,200	55,200	55,200	3,337	3,337	0	

009-160-150-00	2026 Est. T.C.V.	LOTT JAMES & CHRISTINE M &
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 150 BUENA VISTA PARK

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @2000/	55.00	122.00	0.9765	1.0041	2000	100		107,855
55 Actual Front Feet, 0.15 Total Acres					Total Est.		Land Value =	107,855

2026 Est. T.C.V. 009-160-150-00 = 107,855

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
53,900	53,900	53,900	2,685	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	72	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
53,900	53,900	53,900	2,757	2,757	0	

009-160-151-00	2026 Est. T.C.V.	RATERINK ALYSSA ET AL
Property Class: 401		6159 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 151 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @2000/	55.00	115.00	0.9765	0.9894	2000	100		106,273
55 Actual Front Feet,	0.14	Total Acres			Total Est.		Land Value =	106,273

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	630	45	879
Metal Prefab	17.88	120	50	1,073
Total Estimated Land Improvements				True Cash Value = 1,952

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 1992

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1248 SF Floor Area = 1248 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,248		
			Total:	169,144	126,856

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Deck

Treated Wood	160	3,446	2,584

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	384	16,247	12,185

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 50 Feet	1	3,344	2,508

Built-Ins

Appliance Allow.	1	2,713	2,035

Fireplaces

Wood Stove	1	2,503	1,877

Local Cost Items

SANITARY SEWER	1	0	0	*79% Good

Totals: 204,762 153,568

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 0.990 => TCV: 152,032

2026 Est. T.C.V. 009-160-151-00 = 260,257

Est. TCV/Total Floor Area = 208.54, Most recent sale 06/19/2020 for 137,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
112,800	112,800	112,800	65,754	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	17,300	0	0	64,346	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
130,100	130,100	130,100	67,529	130,100	0

009-160-152-00	2026 Est. T.C.V.	DERUITER BRUCE & JOHANNA TRUST
Property Class: 401		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 152 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @2000/	55.00	106.00	0.9765	0.9695	2000	100		104,130
55 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	104,130

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1250	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	2	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C 10 Blt 2015

(11) Heating System: Space Heater

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Storage Over Garage	576	7,626	6,940
Door Opener	2	1,054	959
Base Cost	1170	49,620	45,154

Totals: 58,300 53,053

Notes: WINDOW A/C ON 2ND FLOOR. 1BATH

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 65,255

2026 Est. T.C.V. 009-160-152-00 = 174,135

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/13/2014 for 12,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
89,200	89,200	89,200	29,677	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,100	0	801	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
87,100	87,100	87,100	30,478	30,478	30,478

009-160-153-00	2026 Est. T.C.V.	SELENO RICHARD R & KATHY L
Property Class: 401		6129 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 176 AMENDED PLAT OF BUENA VISTA PARK L-2 P 0226
 2019-03151 CIRCUIT COURT JUDGEMENT
 FORMERLY . SEC 12 T22N R8W LOT 153 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @2000/	56.44	172.51	0.9702	1.0950	2000	100		119,915
56 Actual Front Feet,	0.22	Total Acres			Total Est. Land Value =			119,915

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	14.26	288	0	0
Metal Prefab	14.54	144	50	1,047

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,997

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1946

(11) Heating System: Wall/Floor Furnace
 Ground Area = 924 SF Floor Area = 924 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	924		
			Total:	111,968	67,180

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711
2 Fixture Bath	1	2,502	1,501

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Totals: 122,196 73,316

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 90,179

2026 Est. T.C.V. 009-160-153-00 = 212,091

Est. TCV/Total Floor Area = 229.54

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
106,100	106,100	106,100	24,555	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-100	0	662	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
106,000	106,000	106,000	25,217	25,217	0	

009-160-154-00	2026 Est. T.C.V.	DRACHT GAYLE M TRUST &
Property Class: 401		6119 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 177 AMENDED L-2 P 226 BUENA VISTA PARK
 . SEC 12 T22N R8W LOT 154 BUENA VISTA PARK.
 2019-03151 CIRCUIT COURT JUDGEMENT

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @2000/	70.22	186.41	0.9186	1.1164	2000	100		144,026
70 Actual Front Feet,	0.30	Total Acres			Total Est.	Land Value =		144,026

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	340	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements	True Cash Value =			950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1962

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1180 SF Floor Area = 1180 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,180		
			Total:	141,761	92,144

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Porches

WGEP (1 Story)	112	10,110	6,571

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	778	26,491	17,219
Storage Over Garage	389	4,586	2,981
Door Opener	1	468	304

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Local Cost Items

SANITARY SEWER	1	0	0	*90% Good

Totals: 191,142 124,241

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 152,816

2026 Est. T.C.V. 009-160-154-00 = 297,792

Est. TCV/Total Floor Area = 252.37, Most recent sale 03/19/2004 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
149,700	149,700	149,700	45,895	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-800	0	52,122	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

148,900

148,900

148,900

47,134

98,017

0

009-160-155-00	2026 Est. T.C.V.	GREMEL GARY D & MONICA M
Property Class: 401		6111 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 178 AMENDED PLAT OF BUENA VISTA PARK L-2 P 0226
 2019-03151 CIRCUIT COURT JUDGEMENT
 FORMERLY. SEC 12 T22N R8W LOTS 155 & 156 EXC E 10 FT THEREOF BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @2000/	65.22	195.02	0.9357	1.1291	2000	100		137,811
65 Actual Front Feet,	0.29	Total Acres			Total Est. Land Value =			137,811

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	216	0	0
Wood Frame	29.49	96	94	2,661

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements				True Cash Value = 3,631

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C Blt 1950

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1547 SF Floor Area = 2322 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	463		
1 Story	Siding	Basement	309		
2 Story	Siding	Basement	387		
2 Story	Siding	Slab	388		
		Total:		287,767	201,436

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	2	8,956	6,269

Porches

WPP	144	3,979	2,785
CCP (1 Story)	336	8,649	6,054

Deck

Treated Wood	238	4,477	3,134

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Basement Garage: 1 Car	1	2,778	1,945
Door Opener	1	527	369

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	2,713	1,899

Totals: 326,077 228,252

Notes: DUPLEX TYPE

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 280,750

2026 Est. T.C.V. 009-160-155-00 = 422,192
 Est. TCV/Total Floor Area = 181.82, Most recent sale 11/30/2009 for 80,000

Parcel Number: 009-160-155-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	211,000	211,000	211,000	92,568	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	100	0	0	2,499	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	211,100	211,100	211,100	95,067	95,067	67,498

009-160-157-00	2026 Est. T.C.V.	CHRISTESEN KATHLEEN P
Property Class: 401		6091 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 179 EXC ORIGINAL LOT 158 AS AMENDED PLAT OF BUENA VISTA PARK
 L-2 P 226 FKA LOT 157 ALSO EXC VACATED RAILROAD ST LYING S'LY THOF
 3/30/21 SPLIT PART TO 006-160-157-80
 FORMERLY SEC 12 T22N R8W LOT 179 EXC ORIGINAL LOT 158 AS AMENDED PLAT OF BUENA
 VISTA PARK L-2 P 226
 2019-03151 CIRCUIT COURT JUDGEMENT
 FORMERLY. SEC 12 T22N R8W LOT 157 & E 10 FT OF LOTS 155 & 156 BUENA VISTA PARK.

Split/Comb. on 03/30/2021 completed 03/30/2021 TIM ;
 Parent Parcel(s): 009-160-157-00;
 Child Parcel(s): 009-160-157-80;

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @2000/	50.00	144.00	1.0000	1.0466	2000	100		104,664
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	104,664

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.69	80	71	1,629
Total Estimated Land Improvements			True Cash Value =	1,629

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1963

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 936 SF Floor Area = 936 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	936		
			Total:	134,211	73,815

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	652

Porches

CGEP (1 Story)	60	5,012	2,757
CCP (1 Story)	24	1,110	610

Deck

Treated Wood	196	3,842	3,381	*88% Good

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	352	13,665	7,516

Water/Sewer

Public Sewer	1	1,300	715
Water Well, 50 Feet	1	3,344	1,839

Built-Ins

Appliance Allow.	1	1,897	1,043

Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	96	385	273	*71% Good

Totals:	165,951	92,601

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 113,899

Parcel Number: 009-160-157-00

Page: 2

2026 Est. T.C.V. 009-160-157-00 = 220,192
 Est. TCV/Total Floor Area = 235.25, Most recent sale 07/01/2000 for 73,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
110,200	110,200	110,200	42,227	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-100	0	0	1,140	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
110,100	110,100	110,100	43,367	43,367	0

009-160-157-80
 Property Class: 402
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

GREMEL GARY D & MONICA M
 6091 W LAKEVIEW DR
 LAKE CITY, MI 49651

2021-01252 THAT PORTION OF THE VACATED RAILROAD ST LYING S OF LOT 157 AS ORDERED
 IN THE JUDGMENT RECORDED IN DOC #2019-03151 N/K/A LOT 179 AS AMENDED LIBER 2
 PAGE 226 EXCEPT THE ORIGINAL LOT 158, BUENA VISTA PARK SEC 12 T22N R8W
 SPLIT/COMBINED ON 03/30/2021 FROM 009-160-157-00
 FORMERLY SEC 12 T22N R8W LOT 179 EXC ORIGINAL LOT 158 AS AMENDED PLAT OF BUENA
 VISTA PARK L-2 P 226
 2019-03151 CIRCUIT COURT JUDGEMENT
 FORMERLY. SEC 12 T22N R8W LOT 157 & E 10 FT OF LOTS 155 & 156 BUENA VISTA PARK.

Split/Comb. on 03/30/2021 completed 03/30/2021 TIM ;
 Parent Parcel(s): 009-160-157-00;
 Child Parcel(s): 009-160-157-80;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	50.00	52.89	1.4142	0.6030	250	100		10,660
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	10,660

2026 Est. T.C.V. 009-160-157-80 = 10,660

Est. TCV/Total Floor Area = 11.39, Most recent sale 04/13/2021 for 1

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
4,300	4,300	4,300	3,788	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	0	102	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,300	5,300	5,300	3,890	3,890	3,890	

009-160-158-00	2026 Est. T.C.V.	BELEN LAKE COTTAGE LLC
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W PART OF LOT 179 AMENDED PLAT OF BUENA VISTA PARK L-2 P 226
 DESCRIBED AS ORIGINAL LOT 158
 2019-03151 CIRCUIT COURT JUDGEMENT
 FORMERLY. SEC 12 T22N R8W LOT 158 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	50.00	140.00	1.0000	1.0881	500	100		27,202
50 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	27,202

2026 Est. T.C.V. 009-160-158-00	=	27,202
Est. TCV/Total Floor Area = 29.06, Most recent sale 07/27/2020 for 15,000		
2025 Assessed	MBOR	S.E.V.
13,600	13,600	13,600
		7,043
2026 New Eq. Adjustment	Loss	IRM
0	0	2.70
		190
2026 Assessed	MBOR	S.E.V.
13,600	13,600	13,600
		7,233
		7,233
		0

009-160-158-80
 Property Class: 402
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

GREMEL GARY D & MONICA M
 W LAKEVIEW DR
 LAKE CITY, MI 49651

2021-01253 THAT PORTION OF THE VACATED RAILROAD ST LYING S OF LOT 158 AS ORDERED
 IN THE JUDGMENT RECORDED IN DOC #2019-03151 N/K/A LOT 179 AS AMENDED IN LIBER 2
 PAGE 226 EXCEPT THE ORIGINAL LOT 157 AND TH EEAST 10 FEET OF LOTS 155 & 156,
 BUENA VISTA PARK SEC 12 T22N R8W

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	50.00	50.00	1.4142	0.5946	250	100		10,511
50 Actual Front Feet,	0.06	Total Acres			Total Est.	Land Value =		10,511

2026 Est. T.C.V. 009-160-158-80 = 10,511

Est. TCV/Total Floor Area = 11.23

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
4,200	4,200	4,200	3,788	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,100	0	102	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,300	5,300	5,300	3,890	3,890	3,890	

009-160-159-00	2026 Est. T.C.V.	BACHMAN RICHARD W & LUELLA A TRUST
Property Class: 401		6081 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 180 AMENDED PLAT OF BUENA VISTA PARK L-2 P 226
 2019-03151 CIRCUIT COURT JUDGEMENT
 FORMERLY . SEC 12 T22N R8W LOTS 159 & 160 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

		* Factors *		LOTS 159 & 160		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
BACK 50' @ 500	100.00	136.00	0.8409	1.0771	500 100	45,286
100 Actual Front Feet, 0.31 Total Acres Total Est. Land Value =						45,286

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	720	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls CD Blt 1974

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1820 SF Floor Area = 3240 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,420		
1 Story	Siding	Crawl Space	400		
Total:				320,153	192,091

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711
3 Fixture Bath	1	3,721	2,233
2 Fixture Bath	1	2,502	1,501

Porches

WCP (1 Story)	320	9,853	5,912

Deck

Treated Wood	160	3,371	2,023

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	21,439	12,863
Common Wall: 1 Wall	1	-2,421	-1,453
Door Opener	1	468	281

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Wood Stove	1	2,107	1,264
Direct-Vented Gas	1	2,107	1,264

Breezeways

Frame Wall	84	4,939	2,963

Totals: 375,965 225,577

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 277,460

2026 Est. T.C.V. 009-160-159-00	=	323,716
Est. TCV/Total Floor Area = 99.91		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
162,700 162,700 162,700	81,717	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 -800 0	0	2,206 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
161,900 161,900 161,900	83,923	83,923 83,923

009-160-161-00	2026 Est. T.C.V.	ALLEN MICHAEL J & CYNTHIA L TRUST
Property Class: 401		6041 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 181 AMENDED PLAT OF BUENA VISTA PARK L-2 P 226
 2019-03151 CIRCUIT COURT JUDGEMENT
 FORMERLY . SEC 12 T22N R8W LOTS 161, 162 & 163 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
 * Factors * LOTS 61, 62 & 63 TRIANGLE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	230.00	37.78	0.6828	0.6879	500	100		54,019
230 Actual Front Feet, 0.20 Total Acres								Total Est. Land Value = 54,019

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	600	0	0
D/W/P: 4in Ren. Conc.	7.33	309	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1969

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1148 SF Floor Area = 1148 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	928		
1 Story	Siding	Slab	220		
Total:				156,038	101,424

Other Additions/Adjustments

Exterior
 Brick Veneer 160 2,438 1,585

Plumbing
 Average Fixture(s) 1 1,185 770
 2 Fixture Bath 1 2,502 1,626

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 308 14,273 9,277
 Common Wall: 1 Wall 1 -2,421 -1,574

Water/Sewer

Public Sewer 1 1,300 845
 Water Well, 50 Feet 1 3,344 2,174

Built-Ins

Appliance Allow. 1 1,897 1,233

Totals: 180,556 117,360

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 144,353

2026 Est. T.C.V. 009-160-161-00 = 200,872

Est. TCV/Total Floor Area = 174.98, Most recent sale 05/01/1997 for 60,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
100,300	100,300	100,300	59,386	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	100	0	1,603	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
100,400	100,400	100,400	60,989	60,989	0	

009-180-001-00	2026 Est. T.C.V.	INGRAHAM SALLY & JOE
Property Class: 401		1727 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 1 BURGETT SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	82.50	145.50	1.2478	0.7017	110	100		7,946
83 Actual Front Feet,	0.28	Total Acres			Total Est.	Land Value =		7,946

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements	True Cash Value =			970

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1990

(11) Heating System: Forced Air w/ Ducts

Ground Area = 896 SF Floor Area = 896 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	896		
			Total:	132,020	85,810

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

WCP (1 Story)	256	9,738	6,330

Deck

Treated Wood	232	4,406	2,864

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SANITARY SEWER	1	0	0	*93% Good

Totals: 161,976 105,281

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 129,496

2026 Est. T.C.V. 009-180-001-00 = 138,412

Est. TCV/Total Floor Area = 154.48, Most recent sale 03/18/2005 for 105,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
85,800	85,800	85,800	44,446	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-16,600	0	0	1,200	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
69,200	69,200	69,200	45,646	45,646	0

009-180-002-00	2026 Est. T.C.V.	BALL PATRICIA A
Property Class: 401		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 2 BURGETT SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	82.50	145.50	1.2478	0.7017	110	100		7,946
83 Actual Front Feet,	0.28	Total Acres			Total Est.	Land Value =		7,946

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1986

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	1200	22,464	14,602

Totals:	22,464	14,602

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 17,960

2026 Est. T.C.V. 009-180-002-00 = 25,906

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
12,800	12,800	12,800	8,072	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	0	217	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,000	13,000	13,000	8,289	8,289	0	

009-180-003-00	2026 Est. T.C.V.	DAVID NICHOLE
Property Class: 401		1767 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 11 T22N R8W LOT 3 AND 4 BURGETT SUB.
 5/23/12 COMBINED LOT 3 WITH LOT 4 FOR ASSESSMENTS AND TAX BILLINGS.
 . SEC 11 T22N R8W LOT 3 BURGETT SUB.

5/23/12 COMBINE LOT 3 & 4 FOR ASSESSMENT AND TAX BILLINGS. . SEC 11 T22N R8W LOT 4 BURGETT SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	165.00	145.00	1.0493	0.7011	110	100	LOT 3	13,353
165 Actual Front Feet,	0.55	Total Acres			Total Est.		Land Value =	13,353

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	33.84	200	50	3,384
Wood Frame	32.26	80	50	1,290
Total Estimated Land Improvements			True Cash Value =	4,674

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 2001

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 780 SF Floor Area = 975 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	780		
			Total:	135,626	115,275

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209
2 Fixture Bath	1	2,996	2,547

Water/Sewer

Public Sewer	1	1,465	1,245
Water Well, 50 Feet	1	3,344	2,842

Built-Ins

Appliance Allow.	1	2,713	2,306

Fireplaces

Prefab 1 Story	1	2,542	2,161
Raised Hearth	1	434	369

Local Cost Items

SANITARY SEWER	1	0	0	*91% Good

Totals: 150,542 127,954

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 157,383

2026 Est. T.C.V. 009-180-003-00 = 175,410
 Est. TCV/Total Floor Area = 179.91, Most recent sale 03/01/2025 for 150,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
86,500	86,500	86,500	57,933	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	29,767	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
87,700	87,700	87,700	59,497	87,700	87,700

009-180-005-00	2026 Est. T.C.V.	ZWOLAK EUGENE JULIAN & KATHRYN PAGE
Property Class: 401		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 5 BURGETT SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	90.00	135.00	1.2209	0.6887	110	100		8,325
90 Actual Front Feet, 0.28 Total Acres					Total Est.		Land Value =	8,325

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2013

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	1200	28,380	25,542

Totals:	28,380	25,542

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 31,417

2026 Est. T.C.V. 009-180-005-00 = 39,742

Est. TCV/Total Floor Area = 0.00, Most recent sale 04/24/2013 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
17,500	17,500	17,500	12,906	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,400	0	348	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,900	19,900	19,900	13,254	13,254	0	

009-180-006-01	2026 Est. T.C.V.	HERWEYER BRIAN
Property Class: 401		1885 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 6 & 7 BURGETT SUB.
SPLIT/COMBINED ON 11/12/2025 FROM 009-180-006-00, 009-180-007-00;

Split/Comb. on 11/12/2025 completed 11/12/2025 TIM COMBINE LOT 6 & 7;
Parent Parcel(s): 009-180-006-00, 009-180-007-00;
Child Parcel(s): 009-180-006-01;

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	90.00	135.00	1.0267	0.6887	110	100		7,000
A 200' @ 110/	90.00	135.00	1.0267	0.6887	110	100		7,000
180 Actual Front Feet, 0.56 Total Acres							Total Est. Land Value =	14,001

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	887	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1998

(11) Heating System: Forced Heat & Cool
Ground Area = 1216 SF Floor Area = 1216 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,216		
			Total:	126,015	94,510

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	889
3 Fixture Bath	1	3,721	2,791

Water/Sewer

1000 Gal Septic	1	4,386	3,289
Water Well, 100 Feet	1	5,415	4,061

Deck

Treated Wood	128	2,912	2,184
Treated Wood w/Roof (Deck Portion)	192	3,792	2,844
Treated Wood w/Roof (Roof portion)	192	2,903	2,177

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 832 27,922 20,941

Built-Ins

Appliance Allow.	1	1,897	1,423

Totals: 180,148 135,109

Notes: 1998 PATRIOT MHS

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.990 => TCV: 133,758

2026 Est. T.C.V. 009-180-006-01 = 148,729

Est. TCV/Total Floor Area = 122.31

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
0	0	0	36,271	2.70

Parcel Number: 009-180-006-01

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	74,400	0	0	0	37,250	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	74,400	74,400	74,400	37,250	37,250	37,250

009-180-008-00	2026 Est. T.C.V.	THE BIRCHAVEN COTTAGE TRUST
Property Class: 401		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 8 BURGETT SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	90.00	135.00	1.2209	0.6887	110	100		8,325
90 Actual Front Feet,	0.28	Total Acres			Total Est.	Land Value =		8,325

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2003

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	768	19,776	16,810
Door Opener	1	527	448

Deck

w/Roof (Roof portion)	256	4,027	3,423

Totals:	24,330	20,681

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 25,438

2026 Est. T.C.V. 009-180-008-00	=	33,763

Est. TCV/Total Floor Area = 0.00, Most recent sale 05/01/2018 for 21,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
15,000	15,000	15,000	12,735	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,900	0	343	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
16,900	16,900	16,900	13,078	13,078	0

009-180-009-00	2026 Est. T.C.V.	BALL SAM R & RACHEL &
Property Class: 401		1939 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 9 BURGETT SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	90.00	135.00	1.2209	0.6887	110	100		8,325
90 Actual Front Feet,	0.28	Total Acres			Total Est.	Land Value =		8,325

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	17.02	125	0	0
D/W/P: 4in Ren. Conc.	7.33	1100	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements	True	Cash Value =		1,900

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2013

(11) Heating System: Forced Hot Water, Wood Furnace Add-On

Ground Area = 912 SF Floor Area = 912 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	912		
			Total:	114,734	108,998

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	1,126

Deck

Treated Wood	241	4,410	4,189
w/Roof (Roof portion)	192	2,903	2,758

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	954	30,976	29,427
Door Opener	1	468	445

Water/Sewer

Public Sewer	1	1,300	1,235
Water Well, 50 Feet	1	3,344	3,177

Built-Ins

Appliance Allow.	1	1,897	1,802

Totals: 161,217 153,157

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 188,383

2026 Est. T.C.V. 009-180-009-00 = 198,608

Est. TCV/Total Floor Area = 217.77, Most recent sale 04/24/2013 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
85,900	85,900	85,900	52,578	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,400	0	0	1,419	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
99,300	99,300	99,300	53,997	53,997	53,997

009-180-010-00	2026 Est. T.C.V.	BALL SAMUEL & RACHEL
Property Class: 401		1947 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 10 BURGETT SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	90.00	135.00	1.2209	0.6887	110	100		8,325
90 Actual Front Feet,	0.28	Total Acres			Total Est.	Land Value =		8,325

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	20.40	50	50	510
D/W/P: 4in Ren. Conc.	10.25	285	94	2,746
Total Estimated Land Improvements		True Cash Value =		3,256

Cost Est. for Res. Bldg: 1 Single Family GRG Cls BC Blt 2009

(11) Heating System: Wall/Floor Furnace

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost

Other Additions/Adjustments

Plumbing

3 Fixture Bath	1	-6,585	-5,926
2 Fixture Bath	1	4,412	3,971

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

Door Opener	1	659	593
Base Cost	1799	80,991	72,892

Totals: 79,477 71,530

Notes: HOME BASED BUSINESS

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 87,982

2026 Est. T.C.V. 009-180-010-00 = 99,563

Est. TCV/Total Floor Area = 0.00, Most recent sale 03/09/2009 for 5,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
44,500	44,500	44,500	20,860	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,300	0	563	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
49,800	49,800	49,800	21,423	21,423	21,423

009-180-011-00	2026 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 11 BURGETT SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	99.00	135.00	1.0013	0.6887	110	100		7,510
A 200' @ 110/	100.00	135.00	1.0013	0.6887	110	100		7,585
199 Actual Front Feet, 0.62 Total Acres							Total Est. Land Value =	15,095

2026 Est. T.C.V. 009-180-011-00 = 15,095

Est. TCV/Total Floor Area = 0.00, Most recent sale 01/01/1999 for 2,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
6,200	6,200	6,200	2,542	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,300	0	68	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
7,500	7,500	7,500	2,610	2,610	0

009-180-012-00	2026 Est. T.C.V.	BALL SAMUEL R & RACHEL
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 12 BURGETT SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	90.00	135.00	1.2209	0.6887	110	100		8,325
90 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	8,325

2026 Est. T.C.V. 009-180-012-00 = 8,325

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/21/2010 for 2,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
3,400	3,400	3,400	2,273	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	800	0	0	61	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,200	4,200	4,200	2,334	2,334	0	

009-180-013-00	2026 Est. T.C.V.	SCHWAB RYAN M & ELIZABETH A
Property Class: 401		7950 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 13 BURGETT SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	90.00	135.00	1.2209	0.6887	110	100		8,325
90 Actual Front Feet,	0.28	Total Acres			Total Est.	Land Value =		8,325

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.96	192	50	2,396

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements		True Cash Value =		3,346

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 1975

(11) Heating System: Forced Heat & Cool

Ground Area = 1128 SF Floor Area = 1128 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,128		
			Total:	159,001	103,350

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 100 Feet	1	5,734	3,727

Porches

WCP (1 Story)	36	2,691	1,749

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	15,541
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	1	527	343

Built-Ins

Appliance Allow.	1	2,713	1,763

Totals: 201,094 130,709

Notes: HUD

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.990 => TCV: 129,402

2026 Est. T.C.V. 009-180-013-00 = 141,073

Est. TCV/Total Floor Area = 125.06, Most recent sale 08/28/2014 for 65,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
55,300	55,300	55,300	31,445	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	15,200	0	0	849	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
70,500	70,500	70,500	32,294	32,294	32,294

009-180-014-00	2026 Est. T.C.V.	DREWS KENNETH & IRENE
Property Class: 401		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 14 BURGETT SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	90.00	135.00	1.2209	0.6887	110	100		8,325
90 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	8,325

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1986

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	480	12,600	10,080

Totals:	12,600	10,080

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 12,398

2026 Est. T.C.V. 009-180-014-00 = 20,723

Est. TCV/Total Floor Area = 0.00, Most recent sale 01/15/2016 for 15,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
9,100	9,100	9,100	6,670	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,300	0	0	180	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,400	10,400	10,400	6,850	6,850	0	

009-180-015-00	2026 Est. T.C.V.	JONES DONA L
Property Class: 401		7914 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 15 BURGETT SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	90.00	135.00	1.2209	0.6887	110	100		8,325
90 Actual Front Feet,	0.28	Total Acres			Total Est.		Land Value =	8,325

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	212	71	990

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,940

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1972

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1213 SF Floor Area = 1213 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,213		
Total:				156,735	101,898

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Porches

CCP (1 Story)	28	983	639

Deck

Treated Wood	40	1,540	1,001

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	520	20,010	13,006

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SANITARY SEWER	1	0	0	*95% Good

Totals:	188,212	122,357

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 150,499

2026 Est. T.C.V. 009-180-015-00 = 160,764

Est. TCV/Total Floor Area = 132.53, Most recent sale 04/16/2012 for 55,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
68,600	68,600	68,600	38,207	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,800	0	0	1,031	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
80,400	80,400	80,400	39,238	39,238	39,238	

009-180-016-00	2026 Est. T.C.V.	SKAGGS SHANA R
Property Class: 401		7898 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 16 & 17 BURGETT SUB.
COMBINED W 180-017-00 FOR 2010

009-180-017-00 Combined with this Pcl on 09-22-09

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *				LOTS 16 & 17		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/	180.00	135.00	1.0267	0.6887	110 100	14,001
180 Actual Front Feet, 0.56 Total Acres					Total Est. Land Value =	14,001

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Fencing: Wire Mesh, #9	3.78	250 94	888
Total Estimated Land Improvements True Cash Value =			888

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1972

(11) Heating System: Forced Air w/ Ducts
Ground Area = 816 SF Floor Area = 1164 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	624		
1.5 Story	Siding	Slab	192		
1 Story	Siding	Overhang	96		
			Total:	143,078	100,154

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 50 Feet	1	3,344	2,341

Porches

WCP (1 Story)	400	13,804	9,663
WPP	72	2,713	1,899

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	336	16,780	11,746
Common Wall: 1 Wall	1	-2,589	-1,812
Door Opener	1	527	369

Class: C Exterior: Pole (Unfinished)

Base Cost	660	17,767	12,437
Door Opener	1	527	369

Built-Ins

Appliance Allow.	1	2,713	1,899

Totals: 209,253 146,477

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 180,167

2026 Est. T.C.V. 009-180-016-00 = 195,056

Est. TCV/Total Floor Area = 167.57, Most recent sale 03/30/2015 for 98,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
83,700	83,700	83,700	58,345	2.70

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-180-016-00

Page: 2

	0	13,800	0	0	1,575	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
97,500	97,500	97,500	59,920	59,920	59,920	

009-190-001-00	2026 Est. T.C.V.	PRAY JOSEPH E & LEONORE R
Property Class: 401		S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 1 CAROLYN'S PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	100.00	150.00	1.1892	0.7825	200	100		18,612
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	18,612

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1997

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Pole (Unfinished)			
Base Cost	1664	39,354	33,451
Totals:		39,354	33,451

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 41,145

2026 Est. T.C.V. 009-190-001-00	=	59,757
Est. TCV/Total Floor Area = 0.00, Most recent sale 09/01/1997 for 4,300		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
27,800 27,800 27,800 13,690 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 2,100 0 0 369 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
29,900 29,900 29,900 14,059 14,059 0		

009-190-002-00	2026 Est. T.C.V.	NICHOLS THOMAS A & JENNIFER L
Property Class: 401		267 S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 2 CAROLYN'S PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	100.00	150.00	1.1892	0.7825	200	100		18,612
100 Actual Front Feet, 0.34 Total Acres								18,612
Total Est. Land Value =								18,612

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	92	50	320
D/W/P: 4in Concrete	6.96	12	50	42
D/W/P: 4in Ren. Conc.	8.17	440	50	1,797
Total Estimated Land Improvements True Cash Value =				2,159

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1732 SF Floor Area = 1732 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,732		
Total:				243,759	182,834

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	2,045

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Porches

CCP (1 Story)	56	1,754	1,315
WPP	372	6,636	4,977

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	17,932
Common Wall: 1 Wall	1	-2,589	-1,942
Door Opener	1	527	395

Built-Ins

Appliance Allow.	1	2,713	2,035

Totals: 285,337 214,015

Notes: 1977 HOME RELOCATED 2007 VACANT & STUDS INTERIOR 2016

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 263,238

2026 Est. T.C.V. 009-190-002-00 = 284,009

Est. TCV/Total Floor Area = 163.98, Most recent sale 11/13/2017 for 190,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
121,700	121,700	121,700	88,926	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	20,300	0	0	2,401	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
142,000	142,000	142,000	91,327	91,327	91,327	

009-190-003-00	2026 Est. T.C.V.	ROOT JENNIFER S
Property Class: 401		255 S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 3 CAROLYN'S PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	100.00	150.00	1.1892	0.7825	200	100		18,612
100 Actual Front Feet, 0.34 Total Acres								18,612
Total Est. Land Value =								18,612

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	960	0	0
D/W/P: 3.5 Concrete	6.58	400	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1999

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1736 SF Floor Area = 1736 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,736		
Total:				244,223	183,177

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	2,045

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358
2 Fixture Bath	1	2,996	2,247

Porches

CCP (1 Story)	80	2,428	1,821

Deck

Treated Wood	128	2,977	2,233

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	572	23,801	17,851
Common Wall: 1 Wall	1	-2,589	-1,942
Door Opener	1	527	395

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 100 Feet	1	5,734	4,300

Built-Ins

Appliance Allow.	1	2,713	2,035

Local Cost Items

SANITARY SEWER	1	0	0	*89% Good

Totals:	292,902	219,685

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 270,213

Parcel Number: 009-190-003-00

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 Est. TCV/Total Floor Area = 166.92, Most recent sale 10/16/2019 for 180,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
124,400	124,400	124,400	103,224	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	20,500	0	0	2,787	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
144,900	144,900	144,900	106,011	106,011	106,011	

009-190-004-00	2026 Est. T.C.V.	GRUNOW ROBERT JR & TAMIE L TRUST
Property Class: 401		249 S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 4 CAROLYN'S PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	100.00	150.00	1.1892	0.7825	200	100		18,612
100 Actual Front Feet, 0.34 Total Acres					Total Est.		Land Value =	18,612

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2012

(11) Heating System: Forced Air w/o Ducts

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	1320	31,218	28,096

Totals:	31,218	28,096

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 34,558

2026 Est. T.C.V. 009-190-004-00 = 53,170

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/14/2011 for 9,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
24,800	24,800	24,800	24,800	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,800	0	669	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,600	26,600	26,600	25,469	25,469	0	

009-190-005-00	2026 Est. T.C.V.	BALL JAMES R & JANICE C
Property Class: 401		S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 5 CAROLYN'S PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

		* Factors *		IRREGULAR SHAPE			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
C200'@200/	100.00	150.00	1.1892	0.7825	200	100	18,612
100 Actual Front Feet, 0.34 Total Acres						Total Est. Land Value =	18,612

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2012

(11) Heating System: Forced Air w/o Ducts
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Pole (Unfinished)			
Base Cost	2251	53,236	47,912
Totals:		53,236	47,912

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 58,932

2026 Est. T.C.V. 009-190-005-00 = 77,544

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
35,800	35,800	35,800	17,888	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	482	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
38,800	38,800	38,800	18,370	18,370	0

009-190-006-00	2026 Est. T.C.V.	BEDELL WAYNE E & CAROL M
Property Class: 401		S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 6 CAROLYNZS PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

		* Factors *		IRREGULAR "RECTANGLE"		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
C200'@200/	111.00	162.00	1.1586	0.7977	200 100	20,518
111 Actual Front Feet, 0.41 Total Acres					Total Est. Land Value =	20,518

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 2001

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	1	527	422
Base Cost	1536	36,326	29,061

Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	576	2,310	2,241	*97% Good

Totals:	39,163	31,724

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 39,021

2026 Est. T.C.V. 009-190-006-00	=	59,539

Est. TCV/Total Floor Area = 0.00, Most recent sale 03/01/1999 for 4,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
28,300	28,300	28,300	16,297	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,500	0	440	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
29,800	29,800	29,800	16,737	16,737	0

009-190-007-00	2026 Est. T.C.V.	ANTONCICH RICARDO & PRICE ROBIN C
Property Class: 401		211 S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 2 T22N R8W LOTS 7 & 8 CAROLYN'S PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

IRR, EFF: LOT 7 & 8

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	105.84	176.93	0.9884	0.8155	200	100	LOT 8	17,063
C200'@200/	103.69	178.47	0.9884	0.8173	200	100	LOT 7	16,752
210 Actual Front Feet, 0.85 Total Acres								
Total Est. Land Value =								33,815

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	66	0	0
Wood Frame	22.16	120	50	1,329
Metal Prefab	12.74	120	50	764
Total Estimated Land Improvements True Cash Value =				2,093

Cost Est. for Res. Bldg: 1 Single Family HUD Cls D Blt 1989

(11) Heating System: Forced Air w/ Ducts

Ground Area = 2058 SF Floor Area = 2058 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,677		
1 Story	Siding	Crawl Space	381		
			Total:	205,311	123,188

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593
3 Fixture Bath	1	3,128	1,877

Deck

Pine w/Roof (Deck Portion)	192	2,964	2,134	*72% Good
Pine w/Roof (Roof portion)	192	2,632	1,895	
Treated Wood	59	1,788	1,073	

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	576	12,332	7,399

Water/Sewer

Public Sewer	1	1,152	691
Water Well, 100 Feet	1	5,150	3,090

Built-Ins

Appliance Allow.	1	1,607	964

Fireplaces

Interior 1 Story	1	4,050	2,430

Local Cost Items

SANITARY SEWER	1	0	0	*72% Good

Totals:	241,102	145,334

Notes: SCHULT MANUFACTURED HOME

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.990 => TCV: 143,881

2026 Est. T.C.V. 009-190-007-00 = 179,789

Est. TCV/Total Floor Area = 87.36, Most recent sale 09/06/2023 for 115,231

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
73,500	73,500	73,500	73,500	2.70

Parcel Number: 009-190-007-00

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2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	16,400	0	0	1,984	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	89,900	89,900	89,900	75,484	75,484	75,484

009-190-009-00	2026 Est. T.C.V.	LASKOWSKI ELLEN M
Property Class: 401		S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 9 CAROLYN'S PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	100.38	166.39	1.1881	0.8031	200	100		19,155
101 Actual Front Feet, 0.38 Total Acres							Total Est. Land Value =	19,155

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.98	144	94	3,246
Total Estimated Land Improvements			True Cash Value =	3,246

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 2003

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	1	527	448
Base Cost	1792	42,381	36,024

Totals: 42,908 36,472

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 44,861

2026 Est. T.C.V. 009-190-009-00 = 67,262

Est. TCV/Total Floor Area = 0.00, Most recent sale 03/01/1996 for 86,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
31,400	31,400	31,400	16,557	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,200	0	447	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
33,600	33,600	33,600	17,004	17,004	17,004

009-190-010-00	2026 Est. T.C.V.	LASKOWSKI ELLEN M
Property Class: 401		166 S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 10 CAROLYNzS PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	100.23	156.84	1.1885	0.7913	200	100		18,854
100 Actual Front Feet, 0.36 Total Acres								18,854
Total Est. Land Value =								18,854

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 2007

(11) Heating System: Forced Heat & Cool

Ground Area = 1072 SF Floor Area = 1548 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	952		
1 Story	Siding	Crawl Space	120		
			Total:	194,334	165,184

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Porches

WCP (1 Story)	224	9,081	4,086	*45% Good

Deck

Treated Wood	144	3,217	1,448	*45% Good

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	676	32,326	27,477
Common Wall: 1.5 Wall	1	-3,883	-3,301
Door Opener	1	527	448

Water/Sewer

Public Sewer	1	1,465	1,245
Water Well, 100 Feet	1	5,734	4,874

Built-Ins

Appliance Allow.	1	2,713	2,306

Local Cost Items

SANITARY SEWER	1	0	0

Totals:	251,414	208,782

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 256,802

2026 Est. T.C.V. 009-190-010-00 = 276,596

Est. TCV/Total Floor Area = 178.68

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
120,000	120,000	120,000	71,597	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-190-010-00

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0	18,300	0	0	1,933	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
138,300	138,300	138,300	73,530	73,530	73,530

009-190-011-00	2026 Est. T.C.V.	BALL JANICE & JAMES
Property Class: 401		S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 11 CAROLYN'S PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	100.05	150.86	1.1891	0.7837	200	100		18,645
100 Actual Front Feet, 0.35 Total Acres					Total Est.		Land Value =	18,645

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1995

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	1	527	448

Base Cost	1440	34,056	28,948

Totals:	34,583	29,396

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 36,157

2026 Est. T.C.V. 009-190-011-00	=	54,802

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
25,600	25,600	25,600	11,856	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,800	0	320	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
27,400	27,400	27,400	12,176	12,176	0

009-190-012-00	2026 Est. T.C.V.	KOLARIK CHRISTOPHER & ELLEN TRUST
Property Class: 401		131 S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 12 CAROLYN'S PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	90.40	147.41	1.2196	0.7791	200	100		17,181
86 Actual Front Feet, 0.31 Total Acres							Total Est. Land Value =	17,181

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1120	50	4,575
Total Estimated Land Improvements			True Cash Value =	4,575

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2021

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost

Other Additions/Adjustments

Plumbing

3 Fixture Bath	1	-4,478	-4,299

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	2	1,054	1,012

Base Cost	2688	63,571	61,028

Deck

w/Roof (Roof portion)	896	13,332	12,799

Totals:	73,479	70,540

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 86,764

2026 Est. T.C.V. 009-190-012-00 = 108,520

Est. TCV/Total Floor Area = 0.00, Most recent sale 05/29/2018 for 15,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
49,800	49,800	49,800	41,163	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,500	0	1,111	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
54,300	54,300	54,300	42,274	42,274	0

009-190-013-00	2026 Est. T.C.V.	PARKER BRIAN P
Property Class: 402		S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 13 CAROLYN'S PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	113.12	149.04	1.1531	0.7813	200	100		20,382
125 Actual Front Feet, 0.37 Total Acres							Total Est. Land Value =	20,382

2026 Est. T.C.V. 009-190-013-00 = 20,382

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
10,200	10,200	10,200	2,481	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	66	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,200	10,200	10,200	2,547	2,547	0	

009-190-014-00	2026 Est. T.C.V.	HINDY GERARD T & MOLLIE M
Property Class: 402		S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 2 T22N R8W PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-184 DESC AS:
LOT 14 CAROLYN'S PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	102.67	153.00	1.1814	0.7864	200	100		19,077
109 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	19,077

2026 Est. T.C.V. 009-190-014-00 = 19,077

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/01/2002 for 13,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
9,500	9,500	9,500	2,481	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	66	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
9,500	9,500	9,500	2,547	2,547	0

009-190-015-00	2026 Est. T.C.V.	JONES ZACK E & KELSEY L
Property Class: 401		186 S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 15 CAROLYN'S PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	100.00	154.91	1.1892	0.7889	200	100		18,763
100 Actual Front Feet, 0.36 Total Acres								18,763
Total Est. Land Value =								18,763

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	240	0	0
Wood Frame	27.13	140	50	1,899
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				2,839

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1970

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1080 SF Floor Area = 1080 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,080		
Total:				148,856	104,200

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995

Deck

Treated Wood	192	3,882	2,717

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	576	28,771	20,140
Common Wall: 1 Wall	1	-2,589	-1,812
Door Opener	1	527	369

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	2,713	1,899

Local Cost Items

SANITARY SEWER	1	0	0	*83% Good

Totals: 188,391 131,874

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 162,205

2026 Est. T.C.V. 009-190-015-00 = 183,807

Est. TCV/Total Floor Area = 170.19, Most recent sale 07/10/2020 for 129,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
80,300	80,300	80,300	68,218	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,600	0	1,841	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
91,900	91,900	91,900	70,059	70,059	70,059

009-190-016-00	2026 Est. T.C.V.	WILLIAMS DONALD C & VIRGINIA TRUST
Property Class: 401		61 S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 16 CAROLYN'S PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

		* Factors *		IRR - EFF		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
C200'@200/	91.36	147.81	1.2164	0.7797	200 100	17,328
91 Actual Front Feet, 0.31 Total Acres Total Est. Land Value =						17,328

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2000

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	1	527	422
Base Cost	1200	28,380	22,704
Totals:		28,907	23,126

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 28,445

2026 Est. T.C.V. 009-190-016-00	=	45,773
Est. TCV/Total Floor Area = 0.00, Most recent sale 12/01/1999 for 7,500		
2025 Assessed	MBOR	S.E.V.
21,500	21,500	21,500
		13,539
2026 New Eq. Adjustment	Loss	Additions
0	1,400	0
		365
2026 Assessed	MBOR	S.E.V.
22,900	22,900	22,900
		13,904
		13,904
		0

009-190-017-00	2026 Est. T.C.V.	QUALITY CONSULTING & AUDITING LLC
Property Class: 401		S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 17 CAROLYN'S PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	100.00	158.00	1.1892	0.7928	200	100		18,855
100 Actual Front Feet, 0.36 Total Acres					Total Est.		Land Value =	18,855

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 2000

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: D Exterior: Pole (Unfinished)

Door Opener	1	415	332
Base Cost	1200	22,464	17,971

Totals: 22,879 18,303

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 22,513

2026 Est. T.C.V. 009-190-017-00	=	41,368
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/26/2018 for 35,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
19,600 19,600 19,600 12,915 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 1,100 0 0 348 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
20,700 20,700 20,700 13,263 13,263 0		

009-190-018-00	2026 Est. T.C.V.	TIEMAN JAMES R & LYNN L TRUST
Property Class: 401		S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 18 CAROLYN'S PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	100.67	169.00	1.1872	0.8062	200	100		19,271
101 Actual Front Feet, 0.39 Total Acres					Total Est.		Land Value =	19,271

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2002

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	2	1,054	843
Base Cost	1536	36,326	29,061

Totals: 37,380 29,904

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 36,782

2026 Est. T.C.V. 009-190-018-00 = 56,053

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/01/2001 for 12,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
26,200	26,200	26,200	14,993	2.70

2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,800	0	404	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
28,000	28,000	28,000	15,397	15,397	0

009-200-001-00	2026 Est. T.C.V.	OBRIEN KATHLEEN & STOREMSKI LORI
Property Class: 401		750 SW OAK DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 3 T22N R8W LOT 1 PLAT OF CHEROKEE SHORES.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@ \$1900/FF	73.00	309.00	1.0000	1.2189	1900	100		169,057
73 Actual Front Feet, 0.52 Total Acres								
Total Est. Land Value =								169,057

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	33.84	10	50	169
D/W/P: 3.5 Concrete	6.58	36	50	118
D/W/P: Brick on Sand	18.00	114	50	1,026
D/W/P: Patio Blocks	15.58	12	50	93
D/W/P: 4in Ren. Conc.	8.17	276	50	1,127
Wood Frame	35.72	60	25	536
Total Estimated Land Improvements True Cash Value =				3,069

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1968

(11) Heating System: Forced Hot Water, Air Conditioning

Ground Area = 920 SF Floor Area = 920 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	920		
Total:				146,973	102,883

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995

Porches

CGEP (1 Story)	120	9,235	6,464

Deck

Treated Wood	160	3,446	2,412
w/Roof (Roof portion)	276	4,267	2,987

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	396	20,145	14,101
Common Wall: 1 Wall	1	-2,139	-1,497

Class: C Exterior: Pole (Unfinished)

Base Cost	1200	28,380	19,866

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Wood Stove	1	2,503	1,752

Local Cost Items

SANITARY SEWER	1	0	0	*93% Good

Totals:	221,754	155,228

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 263,888

Parcel Number: 009-200-001-00

Page: 2

2026 Est. T.C.V. 009-200-001-00 = 436,014
 Est. TCV/Total Floor Area = 473.93, Most recent sale 09/20/2013 for 165,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
168,800	168,800	168,800	124,063	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	49,200	0	0	3,349	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
218,000	218,000	218,000	127,412	127,412	0

009-200-002-00	2026 Est. T.C.V.	LYNCH WILLIAM D & CARIN K TRUST
Property Class: 401		760 SW OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 2 PLAT OF CHEROKEE SHORES.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	73.00	262.00	1.0000	1.1696	1900	100		162,226
73 Actual Front Feet, 0.44 Total Acres								162,226
Total Est. Land Value =								162,226

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1200	0	0
D/W/P: 3.5 Concrete	6.58	280	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1967

(11) Heating System: Electric Baseboard

Ground Area = 960 SF Floor Area = 960 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	960		
Total:				139,782	90,861

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Porches

WCP (1 Story)	108	5,357	3,482

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	672	24,004	15,603

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Local Cost Items

SANITARY SEWER	1	0	0	*93% Good

Totals:	183,322	119,162

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 202,575

2026 Est. T.C.V. 009-200-002-00 = 367,176

Est. TCV/Total Floor Area = 382.48

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
140,900	140,900	140,900	100,131	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	42,700	0	2,703	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

183,600

183,600

183,600

102,834

102,834

0

009-200-003-00	2026 Est. T.C.V.	COLLINS W TRUST & ALLEN D TRUST
Property Class: 401		770 SW OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 3 PLAT OF CHEROKEE SHORES.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	73.00	223.00	1.0000	1.1234	1900	100		155,819
73 Actual Front Feet, 0.37 Total Acres								
Total Est. Land Value =								155,819

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	46.97	64	0	0
D/W/P: 4in Ren. Conc.	8.17	1060	50	4,330
D/W/P: 4in Concrete	6.96	55	50	191
Wood Frame	28.80	100	50	1,440
Total Estimated Land Improvements True Cash Value =				5,961

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C Blt 2021

(11) Heating System: Forced Heat & Cool

Ground Area = 1408 SF Floor Area = 2416 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,008		
1 Story	Siding	Crawl Space	400		
Total:				295,898	287,020

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,379
3 Fixture Bath	2	8,956	8,687

Water/Sewer

2000 Gal Septic	1	9,318	9,038
Water Well, 100 Feet	1	5,734	5,562

Porches

WCP (1 Story)	192	8,262	8,014
CCP (1 Story)	72	2,208	2,142

Deck

Treated Wood	644	8,585	8,327

Balcony

Wood Balcony, Roof	40	2,404	2,332

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	416	22,951	22,262
Common Wall: 1 Wall	1	-2,589	-2,511
Door Opener	1	527	511

Built-Ins

Appliance Allow.	1	2,713	2,632

Fireplaces

Direct-Vented Gas	1	2,963	2,874

Totals: 369,352 358,269

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 609,057

Parcel Number: 009-200-003-00

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2026 Est. T.C.V. 009-200-003-00 = 770,837
 Est. TCV/Total Floor Area = 319.06, Most recent sale 05/20/2011 for 179,155

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
301,100	301,100	301,100	300,446	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	84,300	0	0	8,112	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
385,400	385,400	385,400	308,558	308,558	0

009-200-004-00	2026 Est. T.C.V.	PROUT JEFFREY J & GERRIE L TRUST
Property Class: 401		780 SW OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 4 PLAT OF CHEROKEE SHORES.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@ \$1900/FF	73.00	195.00	1.0000	1.0864	1900	100		150,679
73 Actual Front Feet, 0.33 Total Acres								150,679
Total Est. Land Value =								150,679

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	72	0	0
D/W/P: Asphalt Paving	3.10	1200	0	0
Wood Frame	25.62	176	94	4,238
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				6,613

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1978

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 955 SF Floor Area = 1375 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	784		
1 Story	Siding	Crawl Space	171		
1 Story	Siding	Overhang	28		
Total:				177,792	115,543

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

CCP (1 Story)	112	3,282	2,133
CGEP (1 Story)	240	14,981	9,738

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	15,541
Common Wall: 1 Wall	1	-2,589	-1,683

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Prefab 2 Story	1	3,109	2,021

Local Cost Items

GENERATOR	1	1	1	*95% Good
SANITARY SEWER	1	0	0	*93% Good

Totals:	233,908	152,018

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 258,431

Parcel Number: 009-200-004-00

Page: 2

2026 Est. T.C.V. 009-200-004-00 = 415,723
 Est. TCV/Total Floor Area = 302.34, Most recent sale 08/14/2015 for 203,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
160,300	160,300	160,300	121,002	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	47,600	0	0	3,267	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
207,900	207,900	207,900	124,269	124,269	0

009-200-005-00	2026 Est. T.C.V.	MORTENSON RONALD L & MARI L
Property Class: 401		790 SW OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 5 PLAT OF CHEROKEE SHORES.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	75.00	182.00	1.0000	1.0678	1900	100		152,160
75 Actual Front Feet, 0.31 Total Acres								152,160
Total Est. Land Value =								152,160

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1984

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1694 SF Floor Area = 2650 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	1,274		
1 Story	Siding	Crawl Space	420		
Total:				322,273	209,460

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

WCP (1 Story)	280	10,125	6,581

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	528	22,551	14,658
Common Wall: 1 Wall	1	-2,589	-1,683

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	768	29,207	18,985
Common Wall: 1 Wall	1	-2,589	-1,683

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Local Cost Items

SANITARY SEWER	1	0	0	*93% Good

Totals: 397,635 258,445

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 439,357

2026 Est. T.C.V. 009-200-005-00 = 593,867

Est. TCV/Total Floor Area = 224.10

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-200-005-00

Page: 2

	228,500	228,500	228,500	159,211	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	68,400	0	0	4,298	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	296,900	296,900	296,900	163,509	163,509	163,509

009-200-006-00	2026 Est. T.C.V.	FEE LAWRENCE D & JOY
Property Class: 401		800 SW OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 3 T22N R8W LOTS 6 & 7 PLAT OF CHEROKEE SHORES.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	149.00	190.00	0.8560	1.0793	1900	100		261,561
149 Actual Front Feet, 0.65 Total Acres								261,561
Total Est. Land Value =								261,561

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	468	0	0
D/W/P: Brick on Sand	18.00	381	0	0
D/W/P: Patio Blocks	15.58	45	0	0
D/W/P: 3.5 Concrete	6.58	154	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1969

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1643 SF Floor Area = 1643 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,643		
			Total:	226,327	147,107

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Deck

Treated Wood	336	5,611	3,647

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	528	20,217	13,141

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	360	17,507	11,380

Common Wall: 1 Wall	1	-2,589	-1,683

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Local Cost Items

SANITARY SEWER	1	0	0	*93% Good

Totals: 285,730 185,719

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 315,722

2026 Est. T.C.V. 009-200-006-00

= 582,283

Parcel Number: 009-200-006-00

Page: 2

 Est. TCV/Total Floor Area = 354.40, Most recent sale 08/11/2006 for 300,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
223,500	223,500	223,500	155,116	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	67,600	0	0	4,188	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
291,100	291,100	291,100	159,304	159,304	159,304	

009-220-001-00	2026 Est. T.C.V.	TITCOMB MARK A & KAREN TRUST
Property Class: 401		930 S OAK DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. LOT 1 PLAT OF CHIPPEWA SHORES.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	100.00	180.00	0.9457	1.0648	1900	100		191,343
100 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	191,343

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	27.77	64	74	1,315
Total Estimated Land Improvements			True Cash Value =	1,315

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1995

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1080 SF Floor Area = 1350 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,080		
			Total:	181,344	136,007

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Porches

WCP (1 Story)	324	11,201	8,401
WCP (1 Story)	48	3,193	2,395

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	17,932
Door Opener	1	527	395

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 100 Feet	1	5,734	4,300

Built-Ins

Appliance Allow.	1	2,713	2,035

Local Cost Items

SANITARY SEWER	1	0	0	*91% Good

Totals: 235,987 176,988

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 300,880

2026 Est. T.C.V. 009-220-001-00 = 493,538

Est. TCV/Total Floor Area = 365.58, Most recent sale 09/08/2025 for 505,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
197,700	197,700	197,700	121,806	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	49,100	0	0	124,994	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
246,800	246,800	246,800	125,094	246,800	0

009-220-002-00	2026 Est. T.C.V.	MEILI KURT R & LESIA M
Property Class: 401		920 S OAK ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. LOT 2 PLAT OF CHIPPEWA SHORES.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	100.00	195.00	0.9457	1.0864	1900	100		195,210
100 Actual Front Feet, 0.45 Total Acres							Total Est. Land Value =	195,210

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	160	0	0
Wood Frame	27.96	120	50	1,677

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,627

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 1958

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 720 SF Floor Area = 1080 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	720		
			Total:	148,311	111,238

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066

Porches

WGEP (1 Story)	96	9,948	9,053	*91% Good

Deck

Treated Wood	492	7,203	6,555	*91% Good

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	21,479	16,109

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 50 Feet	1	3,344	2,508

Built-Ins

Appliance Allow.	1	2,713	2,035

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 195,885 149,663

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 254,427

2026 Est. T.C.V. 009-220-002-00 = 452,264

Est. TCV/Total Floor Area = 418.76

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
173,500	173,500	173,500	84,152	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	52,600	0	2,272	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

226,100

226,100

226,100

86,424

86,424

0

009-220-003-00	2026 Est. T.C.V.	MEILI KURT R & LESIA M
Property Class: 402		S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 3 PLAT OF CHIPPEWA SHORES.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

NOT BUILDABLE: WETLAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 220@\$1900/FF	100.00	183.00	0.9457	0.5118	1900	100		91,967
100 Actual Front Feet,	0.42	Total Acres			Total Est.	Land Value =		91,967

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.69	80	50	1,147
Total Estimated Land Improvements		True Cash Value =		1,147

2026 Est. T.C.V. 009-220-003-00 = 93,114

Est. TCV/Total Floor Area = 86.22

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
34,400	34,400	34,400	15,186	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	12,200	0	0	410	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
46,600	46,600	46,600	15,596	15,596	0

009-220-004-00	2026 Est. T.C.V.	KURTZ RICHARD R TRUST
Property Class: 401		900 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 4 PLAT OF CHIPPEWA SHORES.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	100.00	166.00	0.9457	1.0435	1900	100		187,509
100 Actual Front Feet, 0.38 Total Acres							Total Est. Land Value =	187,509

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1963

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1056 SF Floor Area = 1056 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,056		
			Total:	124,430	80,878

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Deck

Treated Wood	200	3,888	2,527

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	529	20,245	13,159
Common Wall: 1 Wall	1	-2,421	-1,574

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Interior 1 Story	1	4,610	2,996

Local Cost Items

SANITARY SEWER	1	0	0	*89% Good

Totals: 158,478 103,008

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 175,114

2026 Est. T.C.V. 009-220-004-00 = 363,563

Est. TCV/Total Floor Area = 344.28

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
138,700	138,700	138,700	97,024	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	43,100	0	2,619	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
181,800	181,800	181,800	99,643	99,643	0	

009-220-005-00	2026 Est. T.C.V.	BOSWELL TERRY W & GAIL A TRUST
Property Class: 401		890 S OAK DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. LOT 5 PLAT OF CHIPPEWA SHORES.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@1900/FF	110.00	174.00	0.9235	1.0559	1900	100		203,787
110 Actual Front Feet, 0.44 Total Acres								203,787
Total Est. Land Value =								203,787

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1965

(11) Heating System: Wall/Floor Furnace

Ground Area = 1112 SF Floor Area = 1112 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Crawl Space	792		
1 Story	Siding	Crawl Space	320		
Total:				152,047	98,846

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Porches

CCP (1 Story)	117	3,416	2,220
CPP	16	438	285

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	320	14,470	9,405

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Local Cost Items

SANITARY SEWER	1	0	0	*93% Good

Totals: 184,550 119,972

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 203,952

2026 Est. T.C.V. 009-220-005-00 = 408,679

Est. TCV/Total Floor Area = 367.52

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
155,000	155,000	155,000	119,981	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	49,300	0	3,239	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

204,300

204,300

204,300

123,220

123,220

0

009-220-006-00	2026 Est. T.C.V.	STONE ROBERT C & KAREN J
Property Class: 401		880 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 6 PLAT OF CHIPPEWA SHORES.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	89.00	189.00	0.9737	1.0779	1900	100		177,481
89 Actual Front Feet, 0.39 Total Acres								
Total Est. Land Value =								177,481

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	816	50	3,333
Wood Frame	27.13	140	50	1,899
Total Estimated Land Improvements True Cash Value =				5,232

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1962

(11) Heating System: Forced Air w/ Ducts

Ground Area = 2032 SF Floor Area = 2192 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	720		
1.25 Story	Siding	Crawl Space	640		
1 Story	Siding	Crawl Space	672		
			Total:	258,949	155,358

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853
2 Fixture Bath	1	2,996	1,798

Porches

CCP (1 Story)	28	983	590

Deck

Treated Wood	71	2,050	1,230
Treated Wood	160	3,446	2,068
Treated Wood	224	4,305	2,583

Water/Sewer

Public Sewer	1	1,465	879
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Interior 2 Story	1	6,520	3,912

Local Cost Items

SANITARY SEWER	1	0	0	*89% Good

Totals: 288,193 172,905

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 293,939

Cost Est. for Res. Bldg: 2 Single Family 2S Cls C -5 Blt 2009

(11) Heating System: Wall/Floor Furnace

Ground Area = 0 SF Floor Area = 672 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Parcel Number: 009-220-006-00

Page: 2

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Overhang	672		
			Total:	58,316	49,569

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	-4,478	-3,806
2 Fixture Bath	1	2,996	2,547

Balcony

Wood Balcony	144	6,290	5,346
Wood Balcony	72	3,145	2,673

Garages

Class: C Exterior: Pole (Finished)

Base Cost	672	23,533	20,003
Door Opener	1	527	448

Water/Sewer

Public Sewer	1	1,465	1,245

Totals:	93,216	79,234

Notes: GRG W/UPPER LIVING

ECF (4085 CROOKED LAKE) 1.700 => TCV: 134,698

2026 Est. T.C.V. 009-220-006-00 = 611,350

Est. TCV/Total Floor Area = 213.46, Most recent sale 07/01/1998 for 115,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
237,700	237,700	237,700	148,120	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	68,000	0	3,999	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
305,700	305,700	305,700	152,119	152,119	152,119

009-220-007-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DENISE MARK & KATHRYN
870 S OAK DR
LAKE CITY, MI 49651

. LOT 7 PLAT OF CHIPPEWA SHORES.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@ \$1900/FF	89.00	182.00	0.9737	1.0678	1900	100		175,814
89 Actual Front Feet, 0.37 Total Acres					Total Est.		Land Value =	175,814

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	130	0	0
D/W/P: Asphalt Paving	3.10	3549	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1974

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2358 SF Floor Area = 2358 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	2,358		
			Total:	299,083	194,394

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Porches

CSEP (1 Story)	264	11,025	7,166
WCP (1 Story)	268	9,943	6,463
WPP	172	4,450	2,892

Deck

Treated Wood	348	5,739	3,730

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	23,910	15,541

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	371,325	241,349

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 410,293

2026 Est. T.C.V. 009-220-007-00

$$= 590,857$$

Parcel Number: 009-220-007-00

Page: 2

 Est. TCV/Total Floor Area = 250.58, Most recent sale 08/31/2021 for 265,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
228,000	228,000	228,000	97,241	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	67,400	0	0	2,625	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
295,400	295,400	295,400	99,866	99,866	0	

009-220-008-00
Property Class: 402
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

KARL DAVID & GANSS ELIZABETH GRACE
860 S OAK DR
LAKE CITY, MI 49651

PART OF LOT 8 PLAT OF CHIPPEWA SHORES OF SURVEY RECORDED IN BOOK OF SURVEYS S-6
P 51 DESC AS BEG AT SE COR LOT 8, TH N 40 DEG 41'36"W 175.33 FT, N 31 DEG
28'41"E 65.43 FT, S 47 DEG 17'46"E 171.77 FT, S 32 DEG 32'00"W 85.68 FT TO POB.
FORMERLY . LOT 8 PLAT OF CHIPPEWA SHORES AS SHOWN IN THE SURVEY RECORDED IN BOOK
OF SURVEYS S-6 P51.

1/26/2021 TRANSFER 20.68' PART TO LOT 9

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	65.43	194.15	1.0000	1.0852	1900	100		134,907
65 Actual Front Feet, 0.29 Total Acres							Total Est. Land Value =	134,907

2026 Est. T.C.V. 009-220-008-00 = 134,907

Est. TCV/Total Floor Area = 57.21, Most recent sale 09/10/2021 for 130,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
49,700	49,700	49,700	31,712	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	17,800	0	0	856
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-
67,500	67,500	67,500	32,568	32,568
				PRE/MBT
				0

009-220-009-00	2026 Est. T.C.V.	EVANS THOMAS E & SILVIA A TRUST
Property Class: 401		850 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 9 PLAT OF CHIPPEWA SHORES OF SURVEY IN BOOK OF SURVEYS S-6 P 51. ALSO PCL OF SURVEY IN BOOK OF SURVEYS S-6 P51 DESC AS: BEG AT NE COR LOT 8, TH S 32 DEG 32'00"W 44.48 FT, N 47 DEG 17'46"W 171.77 FT, N 31 DEG 28'41"E 20.68 FT, S 55 DEG 15'40"E 169.58 FT TO POB, BEING PART OF LOT 8 OF CHIPPEWA SHORES. FORMERLY . LOT 9 PLAT OF CHIPPEWA SHORES AS SHOWN IN THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P51.

TRANSFER IN 20.86' OF LOT 8 WITH GARAGE

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	104.77	210.38	0.9348	1.1072	1900	100		206,028
105 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	206,028

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	200	0	0
Wood Frame	27.96	120	50	1,677
Wood Frame	32.26	80	50	1,290

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				4,867

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1999

(11) Heating System: Forced Heat & Cool

Ground Area = 1814 SF Floor Area = 1814 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Crawl Space	1,814		
			Total:	280,842	224,675

Other Additions/Adjustments

Exterior

Brick Veneer	1312	21,727	17,382

Plumbing

Average Fixture(s)	1	1,422	1,138

Porches

CGEP (1 Story)	234	14,719	11,775
CCP (1 Story)	108	3,173	2,538

Deck

Treated Wood	378	6,059	4,847

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	400	16,656	13,325

Water/Sewer

Public Sewer	1	1,465	1,172
Water Well, 50 Feet	1	3,344	2,675

Built-Ins

Appliance Allow.	1	2,713	2,170

Fireplaces

Interior 1 Story	1	5,235	4,188

Parcel Number: 009-220-009-00

Page: 2

Local Cost Items

SANITARY SEWER

1

0

0

*90% Good

Totals:

357,355

285,885

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV:

486,005

2026 Est. T.C.V. 009-220-009-00

= 696,900

Est. TCV/Total Floor Area = 384.18, Most recent sale 01/01/1997 for 76,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
267,700	267,700	267,700	151,797	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	80,800	0	4,098	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
348,500	348,500	348,500	155,895	155,895	0	

009-220-010-00	2026 Est. T.C.V.	SHUPE TIMOTHY & ELLEN
Property Class: 401		840 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 10 PLAT OF CHIPPEWA SHORES.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@ \$1900/FF	84.00	191.00	0.9879	1.0808	1900	100		170,397
84 Actual Front Feet, 0.37 Total Acres								
Total Est. Land Value =								170,397

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.85	81	50	318
D/W/P: Patio Blocks	14.97	45	0	0
Total Estimated Land Improvements True Cash Value =				318

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1964

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1677 SF Floor Area = 1677 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,000		
1 Story	Block	Crawl Space	389		
1 Story	Siding	Crawl Space	288		
Total:				211,883	137,722

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,366	888
3 Fixture Bath	1	4,301	2,796

Deck

Treated Wood	36	1,397	908
Treated Wood	80	2,095	1,362

Garages

Class: C Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost	480	18,576	12,074

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	864	30,551	19,858
Door Opener	2	1,012	658

Water/Sewer

Public Sewer	1	1,407	915
Water Well, 50 Feet	1	3,212	2,088

Built-Ins

Appliance Allow.	1	2,605	1,693

Fireplaces

Exterior 1 Story	1	6,134	3,987

Local Cost Items

SANITARY SEWER	1	0	0	*95% Good

Totals: 284,539 184,949

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 314,414

2026 Est. T.C.V. 009-220-010-00 = 485,129

Est. TCV/Total Floor Area = 289.28, Most recent sale 07/30/2019 for 246,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-220-010-00

Page: 2

	190,700	190,700	190,700	168,234	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	51,900	0	0	4,542	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	242,600	242,600	242,600	172,776	172,776	172,776

009-220-011-00 2026 Est. T.C.V. MINERT DOUGLAS P & AMAL A
 Property Class: 401 830 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. LOT 11 PLAT OF CHIPPEWA SHORES.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@1900/FF	84.00	240.00	0.9879	1.1442	1900	100		180,408
84 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =								180,408

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1960

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1673 SF Floor Area = 1673 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	768		
1 Story	Siding	Crawl Space	294		
1 Story	Siding	Crawl Space	240		
1 Story	Siding	Crawl Space	326		
1 Story	Siding	Slab	45		
Total:				229,874	149,419

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	256	14,200	9,230
Common Wall: 1 Wall	1	-2,589	-1,683

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Local Cost Items

SANITARY SEWER	1	0	0	*86% Good

Totals: 258,660 168,129

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 285,819

2026 Est. T.C.V. 009-220-011-00 = 466,227

Est. TCV/Total Floor Area = 278.68, Most recent sale 08/10/2021 for 337,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
161,700	161,700	161,700	144,273	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
21,800	59,400	9,800	21,800	3,659	8,744	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
233,100	233,100	233,100	160,988	160,988	0	

009-220-012-00	2026 Est. T.C.V.	MCMIN DEAN R & LOWES PENNY L
Property Class: 401		820 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 12 PLAT OF CHIPPEWA SHORES.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	84.00	304.00	0.9879	1.2139	1900	100		191,391
84 Actual Front Feet, 0.59 Total Acres							Total Est. Land Value =	191,391

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	120	50	395
D/W/P: Patio Blocks	15.58	48	50	374
D/W/P: 4in Ren. Conc.	8.17	194	50	792
Total Estimated Land Improvements True Cash Value =				1,561

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1963

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1144 SF Floor Area = 1144 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,144		
			Total:	166,790	108,405

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

WGEP (1 Story)	288	20,419	13,272
WSEP (1 Story)	150	8,636	5,613
WCP (1 Story)	168	7,533	4,896

Deck

Treated Wood	442	6,710	4,361
Treated Wood	55	1,794	1,166
Treated Wood	144	3,217	2,091

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	240	12,038	7,825

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Storage Over Garage	189	2,502	1,626
Door Opener	2	1,054	685
Base Cost	1024	35,666	23,183

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 279,781 181,847

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 309,140

Parcel Number: 009-220-012-00

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2026 Est. T.C.V. 009-220-012-00 = 502,092
 Est. TCV/Total Floor Area = 438.89, Most recent sale 11/05/2013 for 150,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
193,600	193,600	193,600	142,506	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	57,400	0	0	3,847	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
251,000	251,000	251,000	146,353	146,353	146,353

009-240-001-00	2026 Est. T.C.V.	LOONEY SELWYN EFRAM
Property Class: 402		S RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 35 T22N R8W LOT 1 CLAM RIVER ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	187.00	288.00	1.0169	0.8324	110	100		17,412
187 Actual Front Feet, 1.24 Total Acres							Total Est. Land Value =	17,412

2026 Est. T.C.V. 009-240-001-00 = 17,412

Est. TCV/Total Floor Area = 15.22, Most recent sale 12/21/2005 for 1

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
7,100	7,100	7,100	2,841	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,600	0	76	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,700	8,700	8,700	2,917	2,917	0	

009-240-002-00	2026 Est. T.C.V.	LOONEY DIANA
Property Class: 401		5119 S RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 2 CLAM RIVER ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	202.01	254.25	0.9975	0.8068	110	100		17,884
202 Actual Front Feet, 1.18 Total Acres								17,884
Total Est. Land Value =								17,884

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	1000	50	1,550
D/W/P: 3.5 Concrete	6.58	150	50	493
Total Estimated Land Improvements True Cash Value =				2,043

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1981

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1360 SF Floor Area = 1760 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	960		
2 Story	Siding	Slab	400		
			Total:	218,653	153,057

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 50 Feet	1	3,344	2,341

Porches

WCP (1 Story)	80	4,489	3,142

Deck

Treated Wood	280	4,978	3,485
w/Roof (Roof portion)	240	3,828	2,680

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	400	18,692	13,084
Common Wall: 1 Wall	1	-2,589	-1,812
Door Opener	1	527	369

Built-Ins

Appliance Allow.	1	2,713	1,899

Totals:	260,746	182,522

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 224,502

2026 Est. T.C.V. 009-240-002-00 = 244,429

Est. TCV/Total Floor Area = 138.88

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
104,100	104,100	104,100	58,294	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	18,100	0	1,573	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
122,200	122,200	122,200	59,867	59,867	59,867

009-240-003-00	2026 Est. T.C.V.	WEBSTER GENE L & MAXINE E
Property Class: 401		5155 S RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 3 CLAM RIVER ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	214.72	267.30	0.9824	0.8170	110	100		18,956
215 Actual Front Feet,	1.32	Total Acres			Total Est.		Land Value =	18,956

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	300	0	0
D/W/P: 4in Ren. Conc.	8.17	1000	0	0
D/W/P: Crushed Rock	2.26	300	0	0
Wood Frame	24.96	192	98	4,696

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements				7,071

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1980

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1288 SF Floor Area = 1792 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,008		
1 Story	Siding	Crawl Space	280		
		Total:		247,787	161,068

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174

Porches

CCP (1 Story)	210	5,790	3,763

Deck

Treated Wood	224	4,305	2,798

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	400	18,692	12,150
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	1	527	343

Class: CD Exterior: Pole (Unfinished)

Base Cost	1920	40,685	26,445

Built-Ins

Appliance Allow.	1	2,713	1,763

Totals:	330,361	214,740

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 264,130

2026 Est. T.C.V. 009-240-003-00

= 290,157

Est. TCV/Total Floor Area = 161.92

Parcel Number: 009-240-003-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	123,700	123,700	123,700	75,510	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	21,400	0	0	2,038	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	145,100	145,100	145,100	77,548	77,548	77,548

009-240-004-00	2026 Est. T.C.V.	TROLZ TERRY S & TONYA L
Property Class: 401		5191 S RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 4 CLAM RIVER ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

		* Factors *		IRR		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 200' @ 110/	264.95	453.22	0.9321	0.9323	110 100	25,326
265 Actual Front Feet, 2.76 Total Acres						Total Est. Land Value = 25,326

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1250	0	0
D/W/P: 3.5 Concrete	6.58	300	0	0
D/W/P: Patio Blocks	15.58	150	0	0
D/W/P: Asphalt Paving	3.10	3700	0	0
Wood Frame	24.83	195	50	2,421

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				7,171

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1995

(11) Heating System: Forced Heat & Cool
 Ground Area = 1346 SF Floor Area = 1346 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,346		
Total:				211,651	179,904

Other Additions/Adjustments

Recreation Room	390	7,398	6,288
Basement, Outside Entrance, Below Grade	1	2,727	2,318

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	2	11,468	9,748

Porches

WPP	358	6,387	5,429
CCP (1 Story)	24	1,185	1,007

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	540	27,518	23,390
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	1	527	448

Class: C Exterior: Pole (Unfinished)

Base Cost	768	19,776	16,810

Built-Ins

Appliance Allow.	1	2,713	2,306

Fireplaces

Direct-Vented Gas	1	2,963	2,519

Deck

w/Roof (Roof portion)	233	3,740	3,179

Parcel Number: 009-240-004-00

Page: 2

Totals: 306,053 260,146

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 319,980

2026 Est. T.C.V. 009-240-004-00 = 352,477

Est. TCV/Total Floor Area = 261.87, Most recent sale 10/05/2018 for 204,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
151,300	151,300	151,300	120,351	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	24,900	0	0	3,249	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
176,200	176,200	176,200	123,600	123,600	123,600	

009-240-005-00	2026 Est. T.C.V.	COLES LAWRENCE P & SHARON P
Property Class: 401		5197 S RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 5 CLAM RIVER ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	199.77	367.51	1.0003	0.8847	110	100		19,446
200 Actual Front Feet, 1.69 Total Acres							Total Est. Land Value =	19,446

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 1980

(11) Heating System: Forced Air w/ Ducts

Ground Area = 945 SF Floor Area = 1418 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	945		
			Total:	210,241	147,160

Other Additions/Adjustments

Basement Living Area	500	17,585	12,309

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135
2 Fixture Bath	1	2,996	2,097

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 100 Feet	1	5,734	4,014

Deck

Treated Wood	192	3,882	2,717

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	440	19,950	13,965
Common Wall: 1/2 Wall	1	-1,294	-906

Class: CD Exterior: Pole (Unfinished)

Door Opener	1	468	328
Base Cost	1200	25,428	17,800

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Exterior 2 Story	1	7,869	5,508

Breezeways

Frame Wall	135	9,113	6,379

Totals:	315,274	220,682

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:	271,439

2026 Est. T.C.V. 009-240-005-00

= 291,835

Parcel Number: 009-240-005-00

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Est. TCV/Total Floor Area = 205.81

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
125,200	125,200	125,200	76,944	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	20,700	0	0	2,077	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
145,900	145,900	145,900	79,021	79,021	79,021	

009-240-006-00	2026 Est. T.C.V.	DISCHER DEBORAH L
Property Class: 401		5203 S RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 6 CLAM RIVER ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	157.50	350.74	1.0615	0.8744	110	100		16,081
158 Actual Front Feet, 1.27 Total Acres								16,081
Total Est. Land Value =								16,081

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1984

(11) Heating System: Forced Air w/ Ducts

Ground Area = 864 SF Floor Area = 1544 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	624		
2 Story	Siding	Crawl Space	240		
1 Story	Siding	Overhang	440		
			Total:	208,166	145,715

Other Additions/Adjustments

Recreation Room	600	11,382	7,967
Basement, Outside Entrance, Below Grade	1	2,727	1,909

Plumbing

Average Fixture(s)	1	1,422	995
2 Fixture Bath	1	2,996	2,097

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 50 Feet	1	3,344	2,341

Porches

CCP (1 Story)	80	2,428	1,700

Deck

Treated Wood	384	6,121	4,285

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	440	19,950	13,965
Common Wall: 1.5 Wall	1	-3,883	-2,718
Door Opener	1	527	369

Built-Ins

Appliance Allow.	1	2,713	1,899

Totals: 262,582 183,806

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 226,081

2026 Est. T.C.V. 009-240-006-00 = 243,102

Est. TCV/Total Floor Area = 157.45

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-240-006-00

Page: 2

	104,100	104,100	104,100	71,336	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	17,500	0	0	1,926	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	121,600	121,600	121,600	73,262	73,262	73,262

009-240-007-00	2026 Est. T.C.V.	DUDDLES WILLIAM T & MARY ANN
Property Class: 401		5209 S RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 7 CLAM RIVER ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	157.50	350.74	1.0615	0.8744	110	100		16,081
158 Actual Front Feet, 1.27 Total Acres							Total Est. Land Value =	16,081

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	720	0	0
D/W/P: Asphalt Paving	2.89	1050	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls CD	Blt 1974

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1248 SF Floor Area = 1248 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,248		
Total:				171,105	111,219

Other Additions/Adjustments

Recreation Room	624	11,344	7,374
Basement, Outside Entrance, Below Grade	1	2,293	1,490

Plumbing

Average Fixture(s)	1	1,185	770
3 Fixture Bath	1	3,721	2,419

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 50 Feet	1	3,344	2,174

Deck

Treated Wood	80	2,133	1,386
Treated Wood	320	5,312	3,453

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	936	30,514	19,834
Common Wall: 1 Wall	1	-2,421	-1,574

Built-Ins

Appliance Allow.	1	1,897	1,233

Totals:	234,813	152,629

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 187,734

2026 Est. T.C.V. 009-240-007-00	=	205,715

Est. TCV/Total Floor Area = 164.84

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
87,600	87,600	87,600	53,858	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	15,300	0	1,454	0		

Parcel Number: 009-240-007-00Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
102,900	102,900	102,900	55,312	55,312	55,312

009-240-008-00	2026 Est. T.C.V.	DUDDLES WILLIAM T & MARY ANN
Property Class: 402		S RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 8 CLAM RIVER ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	160.00	368.79	1.0574	0.8854	110	100		16,478
160 Actual Front Feet, 1.36 Total Acres					Total Est.		Land Value =	16,478

2026 Est. T.C.V. 009-240-008-00 = 16,478

Est. TCV/Total Floor Area = 13.20

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
6,700	6,700	6,700	3,250	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,500	0	87	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,200	8,200	8,200	3,337	3,337	0	

009-240-009-00	2026 Est. T.C.V.	DEZEEUW BLAKE T & MABEL J
Property Class: 401		5221 S RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 9 CLAM RIVER ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	125.20	368.79	1.1242	0.8854	110	100		13,709
125 Actual Front Feet,	1.06	Total Acres			Total Est.		Land Value =	13,709

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	500	50	1,740
D/W/P: Asphalt Paving	3.10	2400	50	3,720
Wood Frame	35.03	64	86	1,928

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements				8,358

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1995

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1204 SF Floor Area = 1204 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,204		
			Total:	206,388	154,784

Other Additions/Adjustments

Recreation Room	450	8,537	6,403

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Water/Sewer

1000 Gal Septic	1	4,689	3,517
Water Well, 100 Feet	1	5,734	4,300

Porches

CPP	100	2,121	1,591

Deck

Treated Wood	280	4,978	3,733

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	584	29,042	21,781
Common Wall: 1 Wall	1	-2,589	-1,942
Door Opener	1	527	395

Built-Ins

Appliance Allow.	1	2,713	2,035

Local Cost Items

GENERATOR	1	1	1	*100% Good

Totals:	268,041	201,022

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 247,257

2026 Est. T.C.V. 009-240-009-00

= 269,324

Parcel Number: 009-240-009-00

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 Est. TCV/Total Floor Area = 223.69, Most recent sale 10/31/2025 for 302,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
114,000	114,000	114,000	69,900	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
7,600	13,100	0	7,600	57,200	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
134,700	134,700	134,700	79,387	134,700	134,700	

009-240-011-00	2026 Est. T.C.V.	PALMER CYNTHIA R
Property Class: 401		5233 S RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W
LOTS 10 &11 CLAM RIVER ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	130.88	332.84	1.1118	0.8630	110	100		13,814
A 200' @ 110/	142.61	335.99	1.0882	0.8651	110	100		14,768
273 Actual Front Feet, 2.10 Total Acres								Total Est. Land Value = 28,581

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	18.08	40	0	0
D/W/P: 4in Ren. Conc.	8.17	616	0	0
D/W/P: Asphalt Paving	3.10	240	0	0
Wood Frame	26.71	150	94	3,767

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				6,142

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1979

(11) Heating System: Forced Hot Water
Ground Area = 1264 SF Floor Area = 1264 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,008		
1 Story	Siding	Crawl Space	256		
Total:				197,182	128,166

Other Additions/Adjustments

Basement Living Area	144	5,064	3,292

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174

Porches

WCP (1 Story)	104	5,192	3,375
WCP (1 Story)	58	3,638	2,365

Deck

Treated Wood	189	3,842	2,497

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	672	26,665	17,332
Common Wall: 1 Wall	1	-2,589	-1,683
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	23,910	15,541
Door Opener	2	1,054	685
Class: C Exterior: Pole (Unfinished)			
Base Cost	649	17,549	11,407

Built-Ins

Appliance Allow.	1	2,713	1,763

Parcel Number: 009-240-011-00

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 Totals: 298,153 193,797

Notes:

 ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 238,370

2026 Est. T.C.V. 009-240-011-00 = 273,093

Est. TCV/Total Floor Area = 216.05

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
117,300	117,300	117,300	73,292	2.70		
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	19,200	0	0	1,978	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
136,500	136,500	136,500	75,270	75,270	75,270	

009-240-012-00	2026 Est. T.C.V.	WILLETT LORI J
Property Class: 401		5080 S RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 12 CLAM RIVER ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	180.00	264.00	1.0267	0.8144	110	100		16,556
180 Actual Front Feet, 1.09 Total Acres							Total Est. Land Value =	16,556

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	720	0	0
D/W/P: 3.5 Concrete	6.58	129	0	0
Wood Frame	35.72	60	94	2,014
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,964

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1993

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1684 SF Floor Area = 1684 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,070		
1 Story	Siding	Crawl Space	614		
		Total:		242,563	206,180

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806
2 Fixture Bath	1	2,996	2,547

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 50 Feet	1	3,344	2,842

Deck

Treated Wood	144	3,217	2,734
Treated Wood	34	1,406	1,195

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	371	17,849	15,172
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	1	527	448

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	397	18,611	15,819
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	1	527	448

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals: 299,164 254,290

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 312,777

2026 Est. T.C.V. 009-240-012-00	=	332,297
Est. TCV/Total Floor Area = 197.33		

Parcel Number: 009-240-012-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	141,400	141,400	141,400	78,250	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	24,700	0	0	2,112	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	166,100	166,100	166,100	80,362	80,362	80,362

009-240-013-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

DERUITER DAVID & CYNTHIA
5120 S RIVERVIEW DR
LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 13 CLAM RIVER ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	168.00	271.00	1.0446	0.8198	110	100		15,825
168 Actual Front Feet, 1.04 Total Acres							Total Est. Land Value =	15,825

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	2400	0	0
D/W/P: 3.5 Concrete	6.58	500	0	0
Wood Frame	24.21	240	50	2,905

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	2	95	4,750
Total Estimated Land Improvements True Cash Value =				7,655

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1999

(11) Heating System: Forced Heat & Cool
Ground Area = 1168 SF Floor Area = 1460 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,168		
			Total:	200,102	170,089

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

CPP	32	924	785

Deck

Treated Wood	216	4,201	3,571

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	576	28,771	24,455
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	1	527	448

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals: 250,972 213,328

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 262,393

2026 Est. T.C.V. 009-240-013-00 = 285,873

Est. TCV/Total Floor Area = 195.80, Most recent sale 08/31/2017 for 149,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
123,100	123,100	123,100	90,191	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	19,800	0	2,435	0

Parcel Number: 009-240-013-00

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2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
142,900	142,900	142,900	92,626	92,626	92,626

009-240-014-00	2026 Est. T.C.V.	BANDELOW GERALD S & CRYSTAL
Property Class: 401		5156 S RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 14 CLAM RIVER ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	165.00	255.00	1.0493	0.8074	110	100		15,377
165 Actual Front Feet,	0.97	Total Acres			Total Est.	Land Value =		15,377

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.69	80	50	1,147
Total Estimated Land Improvements		True Cash Value =		1,147

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1985

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1056 SF Floor Area = 1056 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,056		
			Total:	148,634	111,474

Other Additions/Adjustments

Recreation Room	312	5,672	4,254

Plumbing

Average Fixture(s)	1	1,185	889
3 Fixture Bath	1	3,721	2,791

Water/Sewer

1000 Gal Septic	1	4,386	3,289
Water Well, 100 Feet	1	5,415	4,061

Porches

WPP	40	1,806	1,354

Deck

Treated Wood	252	4,536	3,402

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	480	18,926	14,194
Common Wall: 1 Wall	1	-2,421	-1,816

Built-Ins

Appliance Allow.	1	1,897	1,423

Totals:	193,757	145,315

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 178,737

2026 Est. T.C.V. 009-240-014-00 = 195,261

Est. TCV/Total Floor Area = 184.91, Most recent sale 09/10/2020 for 129,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
83,200	83,200	83,200	66,457	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,400	0	0	1,794	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
97,600	97,600	97,600	68,251	68,251	68,251

009-240-015-00	2026 Est. T.C.V.	VANDUINEN HEATHER J
Property Class: 402		S RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 15 CLAM RIVER ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	165.00	474.00	1.0493	0.9428	110	100		17,954
165 Actual Front Feet, 1.79 Total Acres							Total Est. Land Value =	17,954

2026 Est. T.C.V. 009-240-015-00 = 17,954

Est. TCV/Total Floor Area = 17.00, Most recent sale 08/14/2025 for 21,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
7,300	7,300	7,300	3,250	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,700	0	0	5,750	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,000	9,000	9,000	3,337	9,000	0	

009-240-016-00	2026 Est. T.C.V.	KLINE HAMILTON TRUST
Property Class: 401		5200 S RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 16 CLAM RIVER ESTATES

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	165.00	439.00	1.0493	0.9249	110	100		17,613
165 Actual Front Feet,	1.66	Total Acres			Total Est.		Land Value =	17,613

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	112	0	0
D/W/P: Asphalt Paving	3.10	850	0	0
Wood Frame	32.26	80	71	1,833

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements				2,783

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1990

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1672 SF Floor Area = 1672 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,672		
			Total:	236,366	165,462

Other Additions/Adjustments

Basement Living Area	600	21,102	14,771

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 100 Feet	1	5,734	4,014

Porches

WPP	40	1,978	1,385

Deck

Treated Wood	96	2,414	1,690

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	672	26,665	18,665
Common Wall: 1 Wall	1	-2,589	-1,812

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Wood Stove	1	2,503	1,752

Totals:	307,475	215,238

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 264,743

2026 Est. T.C.V. 009-240-016-00	=	285,139
Est. TCV/Total Floor Area = 170.54, Most recent sale 10/16/2015 for 136,000		

Parcel Number: 009-240-016-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	121,600	121,600	121,600	86,384	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	21,000	0	0	2,332	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	142,600	142,600	142,600	88,716	88,716	88,716

009-240-017-00	2026 Est. T.C.V.	MCGEE CORY M
Property Class: 401		5206 S RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 17 CLAM RIVER ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	165.00	403.00	1.0493	0.9053	110	100		17,241
165 Actual Front Feet, 1.53 Total Acres							Total Est. Land Value =	17,241

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	900	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	100	2,000
Total Estimated Land Improvements True Cash Value =				2,000

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1993

(11) Heating System: Forced Heat & Cool

Ground Area = 1680 SF Floor Area = 1680 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,680		
			Total:	225,240	157,667

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	829
3 Fixture Bath	1	3,721	2,605

Water/Sewer

1000 Gal Septic	1	4,386	3,070
Water Well, 50 Feet	1	3,344	2,341

Deck

Treated Wood	298	5,063	3,544
Treated Wood	50	1,650	1,155
w/Roof (Roof portion)	240	3,466	2,426

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	952	30,921	21,645
Common Wall: 1 Wall	1	-2,421	-1,695
Door Opener	1	468	328

Built-Ins

Appliance Allow.	1	1,897	1,328

Totals: 278,920 195,243

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.140 => TCV: 222,577

2026 Est. T.C.V. 009-240-017-00 = 241,818

Est. TCV/Total Floor Area = 143.94, Most recent sale 06/23/2025 for 254,628

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
108,800	108,800	108,800	61,994	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
3,800	8,300	0	3,800	55,106	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
120,900	120,900	120,900	67,467	120,900	120,900

009-240-018-00	2026 Est. T.C.V.	BOOMS SHELLY A & NEIL C
Property Class: 401		5212 S RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 18 CLAM RIVER ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	165.00	373.00	1.0493	0.8880	110	100		16,910
165 Actual Front Feet,	1.41	Total Acres			Total Est.		Land Value =	16,910

Cost Est. for Res. Bldg: 1 Single Family 2S Cls CD Blt 2001

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 706 SF Floor Area = 1412 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	706		
			Total:	168,534	134,827

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	948
3 Fixture Bath	1	3,721	2,977

Water/Sewer

1000 Gal Septic	1	4,386	3,509
Water Well, 100 Feet	1	5,415	4,332

Porches

WCP (1 Story)	126	5,463	4,370

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	21,439	17,151
Common Wall: 1 Wall	1	-2,421	-1,937
Door Opener	1	468	374

Built-Ins

Appliance Allow.	1	1,897	1,518

Totals: 210,087 168,069

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 206,725

2026 Est. T.C.V. 009-240-018-00 = 223,635

Est. TCV/Total Floor Area = 158.38, Most recent sale 06/15/2022 for 159,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
95,300	95,300	95,300	85,573	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,500	0	2,310	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
111,800	111,800	111,800	87,883	87,883	87,883

009-240-019-00	2026 Est. T.C.V.	GALLUP DAYLE
Property Class: 402		S RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 19 CLAM RIVER ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	157.00	389.00	1.0624	0.8973	110	100		16,464
157 Actual Front Feet, 1.40 Total Acres							Total Est. Land Value =	16,464

2026 Est. T.C.V. 009-240-019-00 = 16,464

Est. TCV/Total Floor Area = 11.66, Most recent sale 10/06/2025 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
6,700	6,700	6,700	3,250	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,500	0	87	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,200	8,200	8,200	3,337	3,337	0	

009-240-020-00	2026 Est. T.C.V.	MALLERY KAY FRANCES
Property Class: 401		5224 S RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOTS 20 & 21 CLAM RIVER ESTATES.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	159.00	474.00	0.9855	1.0433	250	100		40,873
A 200' @ 110/FF	53.00	55.00	0.9855	0.6089	110	100		3,499
212 Actual Front Feet, 1.80 Total Acres								
Total Est. Land Value =								44,372

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	200	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1978

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1120 SF Floor Area = 1120 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,120		
Total:				194,230	126,241

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174

Deck

Treated Wood	160	3,446	2,240

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	440	19,950	12,967
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	1	527	343

Built-Ins

Appliance Allow.	1	2,713	1,763

Totals: 232,210 150,928

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 185,641

2026 Est. T.C.V. 009-240-020-00 = 230,963

Est. TCV/Total Floor Area = 206.22

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
96,900	96,900	96,900	56,992	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	18,600	0	1,538	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
115,500	115,500	115,500	58,530	58,530	58,530

009-240-022-00	2026 Est. T.C.V.	HAMILTON LUKE D & HAMILTON MARY E
Property Class: 401		5250 S RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 22 CLAM RIVER ESTATES.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	200.00	304.00	0.8962	0.9337	250	100		41,840
A 200' @ 110/FF	110.00	304.00	0.8962	0.9337	110	100		10,125
310 Actual Front Feet, 2.16 Total Acres								51,965
Total Est. Land Value =								51,965

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	576	71	2,691
Total Estimated Land Improvements True Cash Value =				2,691

Cost Est. for Res. Bldg: 1 Single Family TRI Cls C Blt 1981

(11) Heating System: Forced Air w/ Ducts

Ground Area = 994 SF Floor Area = 1535 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Tri-Level	Siding	Crawl Space	994		
1 Story	Siding	Overhang	44		
			Total:	191,163	124,257

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 100 Feet	1	5,734	3,727

Porches

CCP (1 Story)	64	1,984	1,290
CGEP (1 Story)	396	22,762	14,795

Deck

Treated Wood	432	6,610	4,296
Treated Wood	176	3,664	2,382

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	458	20,500	13,325
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	1	527	343

Built-Ins

Appliance Allow.	1	2,713	1,763

Totals: 259,179 168,467

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 207,214

2026 Est. T.C.V. 009-240-022-00 = 261,870

Est. TCV/Total Floor Area = 170.60

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
111,000	111,000	111,000	62,207	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	19,900	0	0	1,679	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
130,900	130,900	130,900	63,886	63,886	63,886	

009-240-023-00	2026 Est. T.C.V.	GALLUP ELIZABETH B
Property Class: 402		S RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 23 CLAM RIVER ESTATES.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	173.00	259.00	1.0369	0.8970	250	100		40,229
173 Actual Front Feet, 1.03 Total Acres							Total Est. Land Value =	40,229

2026 Est. T.C.V. 009-240-023-00 = 40,229

Est. TCV/Total Floor Area = 26.21, Most recent sale 05/11/2005 for 25,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
16,100	16,100	16,100	3,475	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,000	0	93	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,100	20,100	20,100	3,568	3,568	3,568	

009-240-024-00	2026 Est. T.C.V.	GALLUP HAROLD & ELIZABETH TRUST
Property Class: 401		5310 S RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 24 & BEG AT NE COR OF LOT 25 TH N 87 DEG 36'38" W 230.25 FT, S 67 DEG 18' 06" E 219.62 FT, N 20 DEG 3'27" E 80 FT TO POB. CLAM RIVER ESTATES.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	267.00	247.00	0.9303	0.8865	250	100		55,048
267 Actual Front Feet, 1.51 Total Acres							Total Est. Land Value =	55,048

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	20.63	80	71	1,171

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,121

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1989

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1168 SF Floor Area = 1168 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Crawl Space	1,168		
			Total:	170,223	119,155

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 50 Feet	1	3,344	2,341

Porches

CCP (1 Story)	32	1,103	772
CGEP (1 Story)	180	12,217	8,552

Deck

Treated Wood	80	2,182	1,527

Garages

Class: C Exterior: Brick Foundation: 42 Inch (Unfinished)

Base Cost	600	29,736	20,815
Common Wall: 1 Wall	1	-3,481	-2,437

Built-Ins

Appliance Allow.	1	2,713	1,899

Totals: 228,626 160,036

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 196,844

2026 Est. T.C.V. 009-240-024-00 = 254,013

Est. TCV/Total Floor Area = 217.48

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
106,400	106,400	106,400	59,208	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	20,600	0	1,598	0		

Parcel Number: 009-240-024-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
127,000	127,000	127,000	60,806	60,806	60,806

009-240-025-00	2026 Est. T.C.V.	GALLUP ROBERT & JUANITA &
Property Class: 401		5330 S RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 25 EXC BEG AT NE COR TH N 87 DEG 36'38" W 230.25 FT, S 67 DEG 18'06" E 219.62 FT, N 20 DEG 03'27" E 80 FT TO POB. CLAM RIVER ESTATES.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	200.00	496.00	0.7549	1.0553	250	100		39,828
A 200' @ 110/FF	416.00	496.00	0.7549	1.0553	110	100		36,451
616 Actual Front Feet, 7.01 Total Acres							Total Est. Land Value =	76,278

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements			True Cash Value =	950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2004

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1152 SF Floor Area = 1152 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,152		
			Total:	189,845	161,364

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

WCP (1 Story)	480	16,531	14,051

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	840	31,130	26,460
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	1	527	448

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals: 254,480 216,303

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 266,053

2026 Est. T.C.V. 009-240-025-00 = 343,281

Est. TCV/Total Floor Area = 297.99

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
144,700	144,700	144,700	75,901	2.70		
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	26,900	0	0	2,049	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
171,600	171,600	171,600	77,950	77,950	77,950	

009-240-026-00	2026 Est. T.C.V.	FOX ANTHONY & WOLVERTON TAMI
Property Class: 401		5344 S RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 26 CLAM RIVER ESTATES.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

		* Factors *		161.32 X 1134.094 IRR	
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
I 200' @ 250/	161.32	1134.09	1.0552	1.2976	250 100 55,222
161 Actual Front Feet, 4.20 Total Acres			Total Est. Land Value =		55,222

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	600 50	2,451
D/W/P: 4in Concrete	6.96	1100 50	3,828
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =			7,229

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2015

(11) Heating System: Forced Heat & Cool
 Ground Area = 1982 SF Floor Area = 1982 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,982		
			Total:	310,360	294,825

Other Additions/Adjustments

Recreation Room	868	16,466	15,643
Basement, Outside Entrance, Below Grade	1	2,727	2,591

Plumbing

Average Fixture(s)	1	1,422	1,351
3 Fixture Bath	1	4,478	4,254
2 Fixture Bath	1	2,996	2,846

Water/Sewer

2000 Gal Septic	1	9,318	8,852
Water Well, 100 Feet	1	5,734	5,447

Porches

CCP (1 Story)	70	2,153	2,045

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	802	30,043	28,541
Common Wall: 2 Wall	1	-5,177	-4,918
Door Opener	1	527	501

Built-Ins

Appliance Allow.	1	2,713	2,577

Fireplaces

Prefab 1 Story	1	2,542	2,415
Raised Hearth	1	434	412

Deck

w/Roof (Roof portion)	216	3,521	3,345

Totals:	390,257	370,727

Notes:

Parcel Number: 009-240-026-00

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ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 455,994

2026 Est. T.C.V. 009-240-026-00	=	518,445
Est. TCV/Total Floor Area = 261.58, Most recent sale 03/23/2015 for 28,000		
2025 Assessed	MBOR	S.E.V.
220,000	220,000	220,000
		149,101
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	39,200	0
		4,025
2026 Assessed	MBOR	S.E.V.
259,200	259,200	259,200
		153,126
		153,126
		153,126

009-240-027-00	2026 Est. T.C.V.	NEWELL LYNN & EILEEN
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 27 CLAM RIVER ESTATES.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	167.00	315.00	1.0461	0.9420	250	100		41,143
167 Actual Front Feet, 1.21 Total Acres							Total Est. Land Value =	41,143

2026 Est. T.C.V. 009-240-027-00 = 41,143

Est. TCV/Total Floor Area = 20.76

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
16,500	16,500	16,500	5,378	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,100	0	145	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,600	20,600	20,600	5,523	5,523	5,523	

009-240-028-00	2026 Est. T.C.V.	NEWELL LYNN C
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 28 CLAM RIVER ESTATES

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	165.00	312.00	1.0493	0.9398	250	100		40,676
165 Actual Front Feet, 1.18 Total Acres							Total Est. Land Value =	40,676

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value

LAND IMPROVE 1000	0.00	0	95	950

Total Estimated Land Improvements True Cash Value =				950

2026 Est. T.C.V. 009-240-028-00	=	41,626

Est. TCV/Total Floor Area = 21.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
16,700	16,700	16,700	5,235	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,100	0	141	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,800	20,800	20,800	5,376	5,376	5,376

009-240-029-00	2026 Est. T.C.V.	NEWELL LYNN C
Property Class: 401		5383 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 29 CLAM RIVER ESTATES.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	165.00	309.00	1.0493	0.9375	250	100		40,577
165 Actual Front Feet,	1.17	Total Acres			Total Est.		Land Value =	40,577

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	507	0	0
D/W/P: Patio Blocks	15.58	81	0	0
D/W/P: 3.5 Concrete	6.58	144	94	891

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements				2,791

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1985

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1492 SF Floor Area = 1502 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,172		
1 Story	Siding	Piers	320		
1 Story	Siding	Overhang	10		
		Total:		203,550	142,494

Other Additions/Adjustments

Recreation Room	1171	22,214	5,553
Basement, Outside Entrance, Below Grade	1	2,727	1,909

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 50 Feet	1	3,344	2,341

Porches

CCP (1 Story)	130	3,762	2,633
WPP	220	5,027	3,519
WPP	90	2,964	2,075
CCP (1 Story)	21	1,037	726

Deck

Treated Wood	61	1,904	1,333

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	699	27,408	19,186
Common Wall: 1 Wall	1	-2,589	-1,812
Door Opener	1	527	369

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Direct-Vented Gas	1	2,963	2,074

Totals: 288,140 191,711

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 235,805

2026 Est. T.C.V. 009-240-029-00 = 279,173

Est. TCV/Total Floor Area = 185.87

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
119,200	119,200	119,200	62,277	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	20,400	0	0	1,681	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
139,600	139,600	139,600	63,958	63,958	63,958	

009-240-030-00	2026 Est. T.C.V.	NEWELL LYNN C
Property Class: 401		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 30 CLAM RIVER ESTATES.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	165.00	307.00	1.0493	0.9360	250	100		40,512
165 Actual Front Feet, 1.16 Total Acres							Total Est. Land Value =	40,512

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.11	120	50	1,506
Total Estimated Land Improvements				True Cash Value = 1,506

Ag. Bld 1 0, 4 Wall Barn, General Purpose Class:D,Pole Quality:Average
Height: 18 ft

Description	Rate	Size	Cost New
Base Cost	28.73	960	27,581
Default Walls	10.13	960	9,725

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Depr. Cost = 20,518
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.000 => TCV of Bldg: 1 = 20,518

Total Estimated True Cash Value of Agricultural Buildings = 20,518

2026 Est. T.C.V. 009-240-030-00 = 62,536

Est. TCV/Total Floor Area = 41.64

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
26,700	26,700	26,700	5,235	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,600	0	0	141	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
31,300	31,300	31,300	5,376	5,376	5,376	

009-240-031-00	2026 Est. T.C.V.	GILMER DONALD & WEIMEISTER L TRUST
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 31 CLAM RIVER ESTATES.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

165' X 1227.60 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	165.00	1227.60	1.0493	1.3236	250	100		57,287
165 Actual Front Feet, 4.65 Total Acres							Total Est. Land Value =	57,287

2026 Est. T.C.V. 009-240-031-00 = 57,287

Est. TCV/Total Floor Area = 38.14, Most recent sale 08/26/2020 for 80,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
22,900	22,900	22,900	14,675	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,700	0	396	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,600	28,600	28,600	15,071	15,071	0	

009-250-001-00	2026 Est. T.C.V.	GUNNERSON MATTHEW
Property Class: 401		9970 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 1 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	104.00	502.00	1.1776	0.9564	110	100		12,884
104 Actual Front Feet, 1.20 Total Acres					Total Est.		Land Value =	12,884

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1975

(11) Heating System: Wall Furnace

Ground Area = 780 SF Floor Area = 780 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	780		
			Total:	46,559	16,296

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	158	1,811	634

Plumbing

Average Fixture(s)	1	899	315

Water/Sewer

1000 Gal Septic	1	4,386	1,535
Water Well, 50 Feet	1	3,344	1,170

Porches

WPP	84	2,581	903
WPP	91	2,649	927

Deck

Treated Wood	168	3,479	1,218
w/Roof (Roof portion)	1541	20,696	7,244

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	910	17,700	6,195
Door Opener	1	415	145

Built-Ins

Appliance Allow.	1	1,897	664

Totals: 106,416 37,246

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.940 => TCV: 35,011

2026 Est. T.C.V. 009-250-001-00 = 47,895

Est. TCV/Total Floor Area = 61.40, Most recent sale 09/02/2011 for 14,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
19,600	19,600	19,600	9,561	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	4,300	0	0	258	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
23,900	23,900	23,900	9,819	9,819	0	

009-250-002-00	2026 Est. T.C.V.	GUNNERSON MATTHEW A
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	,

. SEC 21 T22N R8W LOT 2 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	110.00	502.00	1.1612	0.9564	110	100		13,438
110 Actual Front Feet, 1.27 Total Acres							Total Est. Land Value =	13,438

2026 Est. T.C.V. 009-250-002-00 = 13,438

Est. TCV/Total Floor Area = 17.23, Most recent sale 10/31/2008 for 100

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,500	5,500	5,500	2,059	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,200	0	55	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,700	6,700	6,700	2,114	2,114	0	

009-250-003-00	2026 Est. T.C.V.	GUNNERSON MATTHEW A
Property Class: 401		3643 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 3 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	110.00	502.00	1.1612	0.9564	110	100		13,438
110 Actual Front Feet, 1.27 Total Acres					Total Est.		Land Value =	13,438

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1985

(11) Heating System: Forced Warm Air
 Ground Area = 980 SF Floor Area = 980 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	980		
			Total:	62,611	21,914

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	168	1,969	689

Plumbing

Average Fixture(s)	1	1,010	353

Water/Sewer

1000 Gal Septic	1	4,689	1,641
Water Well, 100 Feet	1	5,734	2,007

Deck

Treated Wood	48	1,667	583
Pine w/Roof (Deck Portion)	160	2,752	963
Pine w/Roof (Roof portion)	160	2,734	957

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 768 29,207 29,207 *100% Good

Built-Ins

Appliance Allow.	1	2,713	950

Totals: 115,086 59,264

Notes: HUD

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.940 => TCV: 55,708

2026 Est. T.C.V. 009-250-003-00 = 69,146

Est. TCV/Total Floor Area = 70.56, Most recent sale 04/29/2009 for 28,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
28,800	28,800	28,800	16,290	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,800	0	439	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
34,600	34,600	34,600	16,729	16,729	0	

009-250-004-00	2026 Est. T.C.V.	COLE BUCK
Property Class: 401		3631 S LACHANCE RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 21 T22N R8W LOT 4 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	110.00	503.00	1.1612	0.9569	110	100		13,445
110 Actual Front Feet, 1.27 Total Acres							Total Est. Land Value =	13,445

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	720	0	0
Wood Frame	25.57	80	50	1,023
Total Estimated Land Improvements				1,023
True Cash Value =				1,023

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1976

(11) Heating System: Forced Warm Air

Ground Area = 660 SF Floor Area = 660 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	660		
			Total:	40,148	14,052

Other Additions/Adjustments

Water/Sewer			
1000 Gal Septic	1	4,109	1,438
Water Well, 50 Feet	1	3,344	1,170

Deck

Treated Wood	20	860	301

Totals: 48,461 16,961

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.940 => TCV: 15,943

2026 Est. T.C.V. 009-250-004-00 = 30,411

Est. TCV/Total Floor Area = 46.08, Most recent sale 08/31/2016 for 5,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
12,300	12,300	12,300	6,064	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	163	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,200	15,200	15,200	6,227	6,227	0

009-250-005-00	2026 Est. T.C.V.	ADKINS BRENDA M
Property Class: 401		3611 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 5 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	110.00	503.00	1.1612	0.9569	110	100		13,445
110 Actual Front Feet, 1.27 Total Acres							Total Est. Land Value =	13,445

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	33.84	408	25	3,452
D/W/P: 3.5 Concrete	6.58	527	0	0
Wood Frame	23.22	336	50	3,901
Wood Frame	22.54	700	25	3,944

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements True Cash Value =				12,297

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 1986

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1040 SF Floor Area = 1040 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,040		
			Total:	143,757	93,441

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174

Porches

WCP (1 Story)	144	6,723	4,370

Deck

Treated Wood	48	1,667	1,084

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	624	25,272	16,427
Door Opener	1	527	343

Built-Ins

Appliance Allow.	1	2,713	1,763

Totals: 194,592 126,485

Notes: 1986 FAIRMONT MHD

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.990 => TCV: 125,220

2026 Est. T.C.V. 009-250-005-00 = 150,962

Est. TCV/Total Floor Area = 145.16, Most recent sale 11/01/1994 for 33,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
60,000	60,000	60,000	29,189	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	15,500	0	788	0		

Parcel Number: 009-250-005-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	75,500	75,500	75,500	29,977	29,977	29,977

009-250-006-00	2026 Est. T.C.V.	WANNER EDWARD H & EDITH &
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	,

. SEC 21 T22N R8W LOT 6 EXC W 200 FT OF S 250 FT THEREOF. CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	252.00	803.81	0.9439	1.0758	110	100		28,148
252 Actual Front Feet, 4.65 Total Acres							Total Est. Land Value =	28,148

2026 Est. T.C.V. 009-250-006-00	=	28,148

Est. TCV/Total Floor Area = 27.07

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
11,500	11,500	11,500	4,607	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,600	0	124	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
14,100	14,100	14,100	4,731	4,731	0

009-250-006-50	2026 Est. T.C.V.	BALDWIN TIMOTHY E
Property Class: 401		3591 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W W 200 FT OF S 250 FT OF LOT 6 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	200.00	250.00	1.0000	0.8034	110	100		17,675
200 Actual Front Feet, 1.15 Total Acres							Total Est. Land Value =	17,675

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.84	160	46	1,534
Total Estimated Land Improvements			True Cash Value =	1,534

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1970

(11) Heating System: Wall Furnace

Ground Area = 616 SF Floor Area = 616 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	616		
			Total:	36,453	12,759

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	144	1,607	562

Water/Sewer

1000 Gal Septic	1	4,109	1,438
Water Well, 50 Feet	1	3,344	1,170

Deck

Treated Wood	72	1,973	691

Totals: 47,486 16,620

Notes: 1970 MASTERCRAFT MH

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.940 => TCV: 15,623

2026 Est. T.C.V. 009-250-006-50 = 34,832

Est. TCV/Total Floor Area = 56.55

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
14,100	14,100	14,100	8,246	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,300	0	222	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,400	17,400	17,400	8,468	8,468	0	

009-250-007-00	2026 Est. T.C.V.	RICHARDS BRIAN S
Property Class: 401		9910 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 7 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	1134.00	1.1892	1.1725	110	100		15,338
100 Actual Front Feet, 2.60 Total Acres					Total Est.		Land Value =	15,338

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1992

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1216 SF Floor Area = 1216 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,216		
			Total:	109,281	71,032

Other Additions/Adjustments

Water/Sewer

1000 Gal Septic	1	4,109	2,671
Water Well, 50 Feet	1	3,344	2,174

Deck

Treated Wood w/Roof (Deck Portion)	197	3,775	2,454
Treated Wood w/Roof (Roof portion)	197	2,691	1,749
Treated Wood w/Roof (Deck Portion)	197	3,775	2,454
Treated Wood w/Roof (Roof portion)	197	2,691	1,749

Totals: 129,666 84,283

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.140 => TCV: 96,082

2026 Est. T.C.V. 009-250-007-00 = 111,420

Est. TCV/Total Floor Area = 91.63, Most recent sale 08/25/2008 for 30,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
55,400	55,400	55,400	20,602	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	556	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
55,700	55,700	55,700	21,158	21,158	0

009-250-008-00	2026 Est. T.C.V.	NEREM JEFFREY A
Property Class: 401		9890 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 8 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	1182.00	1.1892	1.1847	110	100		15,498
100 Actual Front Feet, 2.71 Total Acres							Total Est. Land Value =	15,498

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	310	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1972

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1056 SF Floor Area = 1056 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,056		
			Total:	148,634	89,180

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Water/Sewer

1000 Gal Septic	1	4,386	2,632
Water Well, 50 Feet	1	3,344	2,006

Deck

Treated Wood	120	2,776	1,666
w/Roof (Roof portion)	288	3,986	2,392

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Wood Stove	1	2,107	1,264

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	1248	26,445	15,867

Totals:	194,760	116,856

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 143,733

2026 Est. T.C.V. 009-250-008-00 = 160,181

Est. TCV/Total Floor Area = 151.69, Most recent sale 12/03/2009 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
67,900	67,900	67,900	43,163	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,200	0	1,165	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
80,100	80,100	80,100	44,328	44,328	44,328

009-250-009-00	2026 Est. T.C.V.	TOMPKINS JACK LEE II
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 9 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	1225.00	1.1892	1.1954	110	100		15,637
100 Actual Front Feet, 2.81 Total Acres							Total Est. Land Value =	15,637

2026 Est. T.C.V. 009-250-009-00 = 15,637

Est. TCV/Total Floor Area = 14.81, Most recent sale 07/08/2020 for 25,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
6,400	6,400	6,400	2,613	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,400	0	0	70	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,800	7,800	7,800	2,683	2,683	0	

009-250-010-00	2026 Est. T.C.V.	TOMPKINS JACK LEE II
Property Class: 401		9870 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 10 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	1232.75	1.1892	1.1972	110	100		15,661
100 Actual Front Feet, 2.83 Total Acres							Total Est. Land Value =	15,661

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 2000

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Water/Sewer

1000 Gal Septic	1	4,109	3,287
Water Well, 50 Feet	1	3,344	2,675

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	1280	23,962	19,170

Totals:	31,415	25,132

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 30,912

2026 Est. T.C.V. 009-250-010-00	=	46,573
Est. TCV/Total Floor Area = 0.00, Most recent sale 07/08/2020 for 25,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
19,900 19,900 19,900 14,088 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 3,400 0 0 380 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
23,300 23,300 23,300 14,468 14,468 0		

009-250-011-00	2026 Est. T.C.V.	WOOD JACK H & RHONDA L
Property Class: 401		9850 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 11 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	1199.75	1.1892	1.1891	110	100		15,556
100 Actual Front Feet, 2.75 Total Acres							Total Est. Land Value =	15,556

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	200	0	0
Metal Prefab	14.18	160	46	1,044

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,994

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1979

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1176 SF Floor Area = 1176 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,176		
			Total:	162,732	113,912

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	829
3 Fixture Bath	1	3,721	2,605

Water/Sewer

1000 Gal Septic	1	4,386	3,070
Water Well, 50 Feet	1	3,344	2,341

Porches

WPP	138	3,438	2,407
WPP	120	3,109	2,176

Deck

Treated Wood	120	2,776	1,943

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	720	16,819	11,773

Built-Ins

Appliance Allow.	1	1,897	1,328

Totals: 203,407 142,384

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 175,132

2026 Est. T.C.V. 009-250-011-00 = 192,682

Est. TCV/Total Floor Area = 163.85

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
81,500	81,500	81,500	44,076	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,800	0	1,190	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
96,300	96,300	96,300	45,266	45,266	45,266

009-250-012-00	2026 Est. T.C.V.	WOOD JACK & RHONDA
Property Class: 401		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 12 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	1108.36	1.1892	1.1658	110	100		15,250
100 Actual Front Feet, 2.54 Total Acres							Total Est. Land Value =	15,250

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	924	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 1997

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Water/Sewer

1000 Gal Septic	1	4,109	3,493
Water Well, 50 Feet	1	3,344	2,842

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	480	10,834	9,209

Totals:	18,287	15,544

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 19,119

2026 Est. T.C.V. 009-250-012-00 = 35,319

Est. TCV/Total Floor Area = 0.00, Most recent sale 03/01/1996 for 15,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
15,000	15,000	15,000	9,461	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,700	0	255	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,700	17,700	17,700	9,716	9,716	0	

009-250-013-00	2026 Est. T.C.V.	HUTCHINSON BRYANT
Property Class: 401		9790 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 13 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	1108.56	1.1892	1.1659	110	100		15,251
100 Actual Front Feet, 2.54 Total Acres							Total Est. Land Value =	15,251

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	600	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1983

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1040 SF Floor Area = 1040 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,040		
			Total:	157,227	117,919

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066

Water/Sewer

1000 Gal Septic	1	4,689	3,517
Water Well, 100 Feet	1	5,734	4,300

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	576	16,111	12,083

Built-Ins

Appliance Allow.	1	2,713	2,035

Porches

CCP (1 Story)	16	790	592

Totals:	188,686	141,512

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCv: 174,060

2026 Est. T.C.V. 009-250-013-00 = 190,261

Est. TCv/Total Floor Area = 182.94, Most recent sale 02/05/2021 for 106,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
80,700	80,700	80,700	67,404	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	14,400	0	0	1,819	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
95,100	95,100	95,100	69,223	69,223	69,223	

009-250-014-00	2026 Est. T.C.V.	HUTCHINSON BRYANT
Property Class: 402		9790 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 14 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	1027.92	1.1892	1.1441	110	100		14,966
100 Actual Front Feet, 2.36 Total Acres							Total Est. Land Value =	14,966

2026 Est. T.C.V. 009-250-014-00 = 14,966

Est. TCV/Total Floor Area = 14.39, Most recent sale 02/05/2021 for 106,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
6,100	6,100	6,100	2,613	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,400	0	70	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
7,500	7,500	7,500	2,683	2,683	2,683

009-250-015-00	2026 Est. T.C.V.	ROMATZ PHILIP E & AMANDA K
Property Class: 401		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 15 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	1010.32	1.1892	1.1391	110	100		14,901
100 Actual Front Feet, 2.32 Total Acres							Total Est. Land Value =	14,901

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	29.29	25	0	0
D/W/P: 3.5 Concrete	5.77	480	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1992

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost

Other Additions/Adjustments

Deck

w/Roof (Roof portion)	364	4,958	3,471

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	1200	22,464	15,725

Totals:	27,422	19,196

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 23,611

2026 Est. T.C.V. 009-250-015-00 = 39,462

Est. TCV/Total Floor Area = 0.00, Most recent sale 04/04/2006 for 62,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
17,200	17,200	17,200	9,270	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,500	0	250	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
19,700	19,700	19,700	9,520	9,520	9,520

009-250-016-00	2026 Est. T.C.V.	ROMATZ PHILIP E & AMANDA K
Property Class: 401		9730 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 16 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	1005.15	1.1892	1.1377	110	100		14,882
100 Actual Front Feet, 2.31 Total Acres							Total Est. Land Value =	14,882

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	31.56	1000	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1974

(11) Heating System: Wall/Floor Furnace

Ground Area = 1200 SF Floor Area = 1200 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,200		
			Total:	162,465	105,603

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770
2 Fixture Bath	1	2,502	1,626

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 100 Feet	1	5,415	3,520

Porches

CPP	120	2,239	1,455

Built-Ins

Appliance Allow.	1	1,897	1,233

Totals: 180,089 117,058

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 143,981

2026 Est. T.C.V. 009-250-016-00 = 161,363

Est. TCV/Total Floor Area = 134.47, Most recent sale 07/06/2006 for 86,920

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
68,000	68,000	68,000	38,730	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	12,700	0	0	1,045	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
80,700	80,700	80,700	39,775	39,775	39,775

009-250-017-00	2026 Est. T.C.V.	DEWEY BUDDY JAY & TINA MARIE
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 17 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	1005.15	1.1892	1.1377	110	100		14,882
100 Actual Front Feet, 2.31 Total Acres							Total Est. Land Value =	14,882

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.05	520	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

2026 Est. T.C.V. 009-250-017-00	=	15,832

Est. TCV/Total Floor Area = 13.19

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
6,600	6,600	6,600	2,047	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,300	0	0	55	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,900	7,900	7,900	2,102	2,102	2,102	

009-250-018-00	2026 Est. T.C.V.	DEWEY BUDDY JAY
Property Class: 401		9690 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 18 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	1005.15	1.1892	1.1377	110	100		14,882
100 Actual Front Feet, 2.31 Total Acres							Total Est. Land Value =	14,882

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	616	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1997

(11) Heating System: Forced Air w/o Ducts

Ground Area = 1848 SF Floor Area = 1848 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,848		
			Total:	206,783	165,426

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	948
3 Fixture Bath	1	3,721	2,977

Water/Sewer

1000 Gal Septic	1	4,386	3,509
Water Well, 50 Feet	1	3,344	2,675

Deck

Treated Wood	72	2,016	1,613
Treated Wood w/Roof (Deck Portion)	20	877	702
Treated Wood w/Roof (Roof portion)	20	406	325

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	240	10,750	8,600

Built-Ins

Appliance Allow.	1	1,897	1,518

Totals: 235,365 188,293

Notes: 1997 REDMAN

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.990 => TCV: 186,410

2026 Est. T.C.V. 009-250-018-00 = 202,242

Est. TCV/Total Floor Area = 109.44

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
78,100	78,100	78,100	34,817	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	23,000	0	0	940	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
101,100	101,100	101,100	35,757	35,757	35,757	

009-250-019-00	2026 Est. T.C.V.	MATZNICK DANIEL T & JANINE L
Property Class: 401		9670 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 19 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	1057.36	1.1892	1.1522	110	100		15,072
100 Actual Front Feet, 2.43 Total Acres							Total Est. Land Value =	15,072

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	968	50	3,131
Wood Frame	21.17	280	50	2,964
Total Estimated Land Improvements				True Cash Value = 6,095

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1056 SF Floor Area = 1056 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,056		
			Total:	128,622	83,603

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 50 Feet	1	3,344	2,174

Porches

CPP	42	1,053	684
WGEP (1 Story)	154	12,272	7,977

Deck

Treated Wood	126	2,880	1,872
Treated Wood	130	2,943	1,913
w/Roof (Roof portion)	128	2,036	1,323

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	480	16,805	10,923

Class: CD Exterior: Pole (Unfinished)

Door Opener	1	468	304
Base Cost	1200	25,428	16,528

Built-Ins

Appliance Allow.	1	1,897	1,233

Totals: 203,319 132,155

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 162,551

2026 Est. T.C.V. 009-250-019-00 = 183,718

Est. TCV/Total Floor Area = 173.98

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
79,100	79,100	79,100	48,940	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,800	0	1,321	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

91,900

91,900

91,900

50,261

50,261

50,261

009-250-020-00	2026 Est. T.C.V.	MATZNICK DANIEL T & JANINE L
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 20 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	111.64	1.1892	1.1667	110	100		15,262
100 Actual Front Feet, 2.55 Total Acres							Total Est. Land Value =	15,262

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.54	240	50	2,585
Total Estimated Land Improvements				True Cash Value = 2,585

2026 Est. T.C.V. 009-250-020-00 = 17,847

Est. TCV/Total Floor Area = 16.90, Most recent sale 02/01/1999 for 50,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
7,500	7,500	7,500	2,047	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,400	0	0	55	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
8,900	8,900	8,900	2,102	2,102	2,102

009-250-021-00	2026 Est. T.C.V.	PITZ KENNETH E
Property Class: 401		9630 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 21 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	1194.28	1.1892	1.1878	110	100		15,538
100 Actual Front Feet, 2.74 Total Acres							Total Est. Land Value =	15,538

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.20	192	50	2,131
Total Estimated Land Improvements				True Cash Value = 2,131

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = 960 SF Floor Area = 960 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	480		
1 Story	Siding	Crawl Space	480		
			Total:	130,688	84,946

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 50 Feet	1	3,344	2,174

Deck

Treated Wood	85	2,209	1,436
Treated Wood	40	1,506	979
Treated Wood	168	3,479	2,261

Built-Ins

Appliance Allow.	1	1,897	1,233

Totals: 148,694 96,650

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 118,880

2026 Est. T.C.V. 009-250-021-00 = 136,549

Est. TCV/Total Floor Area = 142.24

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
57,700	57,700	57,700	32,078	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	10,600	0	866	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
68,300	68,300	68,300	32,944	32,944	32,944	

009-250-022-00	2026 Est. T.C.V.	PITZ KENNETH E
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 22 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	1288.00	1.1892	1.2104	110	100		15,834
100 Actual Front Feet, 2.96 Total Acres					Total Est.		Land Value =	15,834

2026 Est. T.C.V. 009-250-022-00 = 15,834

Est. TCV/Total Floor Area = 16.49

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
6,500	6,500	6,500	2,047	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,400	0	55	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,900	7,900	7,900	2,102	2,102	2,102	

009-250-023-00	2026 Est. T.C.V.	HICKMAN KATIE & CHAD
Property Class: 401		9610 W LOTAN RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 21 T22N R8W LOT 23 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	1381.00	1.1892	1.2317	110	100		16,112
100 Actual Front Feet, 3.17 Total Acres							Total Est. Land Value =	16,112

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.57	80	50	1,023
Total Estimated Land Improvements True Cash Value =				1,023

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 0

(11) Heating System: Forced Warm Air
 Ground Area = 924 SF Floor Area = 924 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	924		
			Total:	47,751	16,713

Other Additions/Adjustments

Built-Ins

Appliance Allow.	1	1,607	562

Totals:	49,358	17,275

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.940 => TCV: 16,239

Cost Est. for Res. Bldg: 2 Mobile Home HUD Cls Low Blt 1972

(11) Heating System: Wall Furnace
 Ground Area = 868 SF Floor Area = 868 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	868		
			Total:	43,394	15,189

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	166	1,853	649

Water/Sewer

1000 Gal Septic	1	4,109	1,438
Water Well, 50 Feet	1	3,344	1,170

Deck

Treated Wood	16	688	241
Treated Wood	18	774	271

Totals:	54,162	18,958

Notes: 1972 NEW MOON

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.940 => TCV: 17,821

2026 Est. T.C.V. 009-250-023-00 = 51,195

Est. TCV/Total Floor Area = 28.57, Most recent sale 06/23/2020 for 3,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-250-023-00

Page: 2

	20,500		20,500		20,500		16,586		2.70	
2026	New	Eq.	Adjustment		Loss		Additions		Tax Adjustment	Losses
		0	5,100		0		0		447	0
2026	Assessed		MBOR		S.E.V.		Capped		->Taxable<-	PRE/MBT
		25,600	25,600		25,600		17,033		17,033	0

009-250-024-00	2026 Est. T.C.V.	RICHARDS BRIAN & FOSTER JULIE ANN
Property Class: 401		9570 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 21 T22N R8W LOT 24 & W 34 FT OF LOT 25. CLAM RIVER WOODS & RAPIDS.

97 COMBO W/025-50 FOR 98

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	135.00	1483.00	1.1033	1.2539	110	100		20,542
135 Actual Front Feet, 4.60 Total Acres							Total Est. Land Value =	20,542

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	540	50	1,747
Wood Frame	23.09	168	50	1,939
Wood Frame	23.98	144	50	1,726
Total Estimated Land Improvements True Cash Value =				5,412

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1976

(11) Heating System: Forced Air w/ Ducts , Wood Furnace Add-On

Ground Area = 1536 SF Floor Area = 1536 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,536		
			Total:	180,235	117,153

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770
3 Fixture Bath	1	3,721	2,419

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 100 Feet	1	5,415	3,520

Porches

CCP (1 Story)	98	2,656	1,726
Foundation: Shallow	98	-866	-563
WCP (1 Story)	76	3,932	2,556
WCP (1 Story)	240	8,448	5,491

Deck

Treated Wood	80	2,133	1,386
Treated Wood	38	1,466	953

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	384	10,836	7,043

Class: CD Exterior: Pole (Unfinished)

Base Cost	1320	27,971	18,181

Built-Ins

Appliance Allow.	1	1,897	1,233

Totals: 253,415 164,719

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 202,604

2026 Est. T.C.V. 009-250-024-00 = 228,558

Est. TCV/Total Floor Area = 148.80, Most recent sale 07/26/2005 for 118,556

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-250-024-00

Page: 2

	98,100	98,100	98,100	55,817	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	16,200	0	0	1,507	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	114,300	114,300	114,300	57,324	57,324	0

009-250-025-00	2026 Est. T.C.V.	RICHARDS BRIAN & FOSTER JULIE ANN
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W E 66 FT OF LOT 25 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	1507.50	1.1892	1.2590	110	100		16,469
100 Actual Front Feet, 3.46 Total Acres							Total Est. Land Value =	16,469

2026 Est. T.C.V. 009-250-025-00 = 16,469

Est. TCV/Total Floor Area = 10.72, Most recent sale 12/15/2003 for 4,700

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
6,700	6,700	6,700	2,541	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,500	0	68	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,200	8,200	8,200	2,609	2,609	0	

009-250-026-00	2026 Est. T.C.V.	ROOT KYLER P
Property Class: 401		9530 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 26 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	1546.71	1.1892	1.2671	110	100		16,575
100 Actual Front Feet, 3.55 Total Acres							Total Est. Land Value =	16,575

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	18.20	360	50	3,276
Total Estimated Land Improvements				True Cash Value = 3,276

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D 10 Blt 1976

(11) Heating System: Forced Air w/ Ducts

Ground Area = 988 SF Floor Area = 988 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	748		
1 Story	Siding	Crawl Space	240		
			Total:	123,809	80,466

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	642

Water/Sewer

1000 Gal Septic	1	4,109	2,671
Water Well, 100 Feet	1	5,150	3,347

Built-Ins

Appliance Allow.	1	1,607	1,045

Fireplaces

Wood Stove	1	1,745	1,134

Deck

w/Roof (Roof portion)	144	2,066	1,343

Totals: 139,474 90,648

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 111,497

2026 Est. T.C.V. 009-250-026-00 = 131,348

Est. TCV/Total Floor Area = 132.94, Most recent sale 05/08/2023 for 108,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
55,900	55,900	55,900	48,972	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	9,800	0	1,322	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
65,700	65,700	65,700	50,294	50,294	50,294	

009-250-027-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

KOHLHAUS ROBERT & LAURA
9510 W LOTAN RD
LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 27 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	1585.00	1.1892	1.2749	110	100		16,677
100 Actual Front Feet, 3.64 Total Acres							Total Est. Land Value =	16,677

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	814	0	0
Wood Frame	22.54	432	50	4,868
Wood Frame	32.26	80	50	1,290

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements True Cash Value =				7,158

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1974

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1680 SF Floor Area = 1680 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	744		
1 Story	Siding	Basement	936		
Total:				228,398	159,892

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Exterior 1 Story	1	6,387	4,471

Deck

w/Roof (Roof portion)	312	4,721	3,305
w/Roof (Roof portion)	100	1,792	1,254

Totals: 257,944 180,574

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 222,106

Cost Est. for Res. Bldg: 2 Single Family GRG Cls C Blt 2021

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Parcel Number: 009-250-027-00

Page: 2

Plumbing

3 Fixture Bath	1	-4,478	-4,254

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	2	1,054	1,001
Base Cost	2304	54,490	51,765

Totals:		51,066	48,512

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:	59,670

2026 Est. T.C.V. 009-250-027-00	=	305,611

Est. TCV/Total Floor Area = 181.91, Most recent sale 10/08/2019 for 165,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
131,000	131,000	131,000	106,083	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	21,800	0	0	2,864	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
152,800	152,800	152,800	108,947	108,947	108,947	

009-250-028-00	2026 Est. T.C.V.	VREDEV00GD RYAN
Property Class: 401		9509 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 28 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	100.00	409.46	1.1892	1.0059	250	100		29,904
100 Actual Front Feet,	0.94	Total Acres			Total Est.		Land Value =	29,904

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1976

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 924 SF Floor Area = 924 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	924		
			Total:	135,714	94,997

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 50 Feet	1	3,344	2,341

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	352	14,404	10,083
Door Opener	1	415	290

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Exterior 1 Story	1	6,387	4,471

Porches

CCP (1 Story)	24	1,185	829
CPP	20	548	384

Deck

w/Roof (Roof portion)	36	751	526

Totals:	171,572	120,097

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 147,719

2026 Est. T.C.V. 009-250-028-00 = 177,623

Est. TCV/Total Floor Area = 192.23, Most recent sale 05/05/2023 for 165,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
75,300	75,300	75,300	68,355	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	13,500	0	1,845	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
88,800	88,800	88,800	70,200	70,200	70,200	

009-250-029-00	2026 Est. T.C.V.	JUSTA DONALD
Property Class: 401		9527 W LOTAN RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 21 T22N R8W LOT 29 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	80.00	788.06	1.2574	1.1847	250	100		29,795
80 Actual Front Feet, 1.45 Total Acres					Total Est.		Land Value =	29,795

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 0

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Water/Sewer

1000 Gal Septic	1	4,386	2,588
Water Well, 50 Feet	1	3,344	1,973

Totals: 7,730 4,561

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 5,610

2026 Est. T.C.V. 009-250-029-00 = 35,405

Est. TCV/Total Floor Area = 0.00, Most recent sale 01/01/1998 for 10,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
14,200	14,200	14,200	5,843	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,500	0	157	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,700	17,700	17,700	6,000	6,000	0	

009-250-030-00	2026 Est. T.C.V.	JUSTA DONALD G
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 30 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	80.00	996.46	1.2574	1.2563	250	100		31,595
80 Actual Front Feet, 1.83 Total Acres							Total Est. Land Value =	31,595

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.05	720	50	7,218
Wood Frame	21.91	200	50	2,191
Total Estimated Land Improvements				9,409

2026 Est. T.C.V. 009-250-030-00 = 41,004

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/01/1995 for 7,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
17,300	17,300	17,300	3,475	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,200	0	0	93	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,500	20,500	20,500	3,568	3,568	0

009-250-031-00	2026 Est. T.C.V.	HOLLAND JULIE K
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 31 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	71.00	1197.46	1.2955	1.3154	250	100		30,248
71 Actual Front Feet, 1.95 Total Acres							Total Est. Land Value =	30,248

2026 Est. T.C.V. 009-250-031-00 = 30,248

Est. TCV/Total Floor Area = 0.00, Most recent sale 11/01/1994 for 7,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
12,100	12,100	12,100	3,475	2.70			
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	3,000	0	0	93	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
15,100	15,100	15,100	3,568	3,568	0		

009-250-032-00	2026 Est. T.C.V.	WORKMAN SHELLY RANAE
Property Class: 401		9567 W LOTAN RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 21 T22N R8W LOT 32 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	80.00	965.03	1.2574	1.2463	250	100		31,343
80 Actual Front Feet, 1.77 Total Acres							Total Est. Land Value =	31,343

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	400	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2009

(11) Heating System: Forced Heat & Cool

Ground Area = 1568 SF Floor Area = 1568 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,568		
			Total:	223,304	200,954

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,280
3 Fixture Bath	1	4,478	4,030
2 Fixture Bath	1	2,996	2,696

Water/Sewer

1000 Gal Septic	1	4,689	4,220
Water Well, 100 Feet	1	5,734	5,161

Porches

WGEP (1 Story)	240	18,180	16,362

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	576	28,771	25,894
Common Wall: 1 Wall	1	-2,589	-2,330
Door Opener	1	527	474

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	1200	41,796	37,616

Built-Ins

Appliance Allow.	1	2,713	2,442

Deck

Treated Wood	24	1,075	967

Totals:	333,096	299,766

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 368,712

2026 Est. T.C.V. 009-250-032-00 = 402,480

Est. TCV/Total Floor Area = 256.68, Most recent sale 07/09/2013 for 160,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
172,800	172,800	172,800	99,637	2.70

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-250-032-00

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0	28,400	0	0	2,690	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
201,200	201,200	201,200	102,327	102,327	102,327

009-250-033-00	2026 Est. T.C.V.	SMITH PATRICK
Property Class: 401		9591 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 33 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	123.00	332.92	1.1292	0.9551	250	100		33,166
123 Actual Front Feet, 0.94 Total Acres							Total Est. Land Value =	33,166

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	1221	50	4,249
Wood Frame	37.80	48	0	0
Total Estimated Land Improvements True Cash Value =				4,249

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C 10 Blt 1983

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1098 SF Floor Area = 1098 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	864		
1 Story	Siding	Crawl Space	234		
			Total:	166,262	124,688

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Water/Sewer

1000 Gal Septic	1	4,689	3,517
Water Well, 50 Feet	1	3,344	2,508

Porches

WCP (1 Story)	156	7,137	5,353
WCP (1 Story)	52	3,356	2,517

Deck

Treated Wood	596	8,165	6,124

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	672	24,004	18,003

Built-Ins

Appliance Allow.	1	2,713	2,035

Fireplaces

Wood Stove	1	2,503	1,877

Totals: 228,073 171,046

Notes: 1982 STERLING MODULAR HOME S/ 424324921

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.990 => TCV: 169,336

2026 Est. T.C.V. 009-250-033-00 = 206,751

Est. TCV/Total Floor Area = 188.30, Most recent sale 06/24/2025 for 265,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
72,200	72,200	72,200	52,555	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
10,300	20,900	0	10,300	40,545	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

103,400	103,400	103,400	64,273	103,400	103,400

009-250-034-00	2026 Est. T.C.V.	IDEMA JENNIFER
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 34 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	125.00	288.00	1.1247	0.9212	250	100		32,375
125 Actual Front Feet, 0.83 Total Acres							Total Est. Land Value =	32,375

2026 Est. T.C.V. 009-250-034-00 = 32,375

Est. TCV/Total Floor Area = 29.49, Most recent sale 03/04/2025 for 37,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
13,000	13,000	13,000	3,475	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,200	0	12,725	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,200	16,200	16,200	3,568	16,200	0	

009-250-035-00	2026 Est. T.C.V.	JOHNSON THEODORE F & SUSAN E
Property Class: 401		9621 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2013 SEC 21 T22N R8W LOTS 35 & 36 CLAM RIVER WOODS & RAPIDS.
FORMERLY. SEC 21 T22N R8W LOT 35 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

		* Factors *		LOTS 35 & 36			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
I 200' @ 250/	100.00	288.00	1.0000	0.9212	250	100	23,029
I 200' @ 250/	100.00	286.00	1.0000	0.9196	250	100	22,989
200 Actual Front Feet, 1.32 Total Acres						Total Est. Land Value =	46,018

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	978	50	3,012
D/W/P: Asphalt Paving	2.89	3000	50	4,335
Wood Frame	23.98	144	50	1,726
Total Estimated Land Improvements True Cash Value =				9,073

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1975

(11) Heating System: Forced Heat & Cool
Ground Area = 1248 SF Floor Area = 1464 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Basement	384			*83% Good
1.25 Story	Siding	Crawl Space	864			
			Total:	178,614	116,931	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711
3 Fixture Bath	1	3,721	2,233

Water/Sewer

1000 Gal Septic	1	4,386	2,632
Water Well, 50 Feet	1	3,344	2,006

Porches

WGEP (1 Story)	240	16,579	9,947

Deck

Treated Wood	56	1,771	1,063
Pine w/Roof (Deck Portion)	40	1,205	723
Pine w/Roof (Roof portion)	40	750	450
Treated Wood	176	3,583	2,150
Treated Wood	120	2,776	1,666

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	480	18,926	11,356
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	396	14,719	8,831
Class: CD Exterior: Pole (Unfinished)			
Base Cost	1720	36,447	21,868
No Concrete Floor	1720	-10,303	-6,182

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Interior 1 Story	1	4,610	2,766

Breezeways

Parcel Number: 009-250-035-00

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Frame Wall	140	8,232	4,939

Totals:	292,442	185,228

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 227,831

2026 Est. T.C.V. 009-250-035-00	=	282,922

Est. TCV/Total Floor Area = 193.25, Most recent sale 10/25/2024 for 250,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
123,700	120,000	120,000	120,000	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	21,500	0	3,240	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
141,500	141,500	141,500	123,240	123,240	123,240

009-250-037-00	2026 Est. T.C.V.	WOLFF ANTHONY J
Property Class: 401		9661 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 37 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	175.00	224.62	1.0339	0.8657	250	100		39,158
175 Actual Front Feet,	0.90	Total Acres			Total Est.	Land Value =		39,158

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	31.56	70	0	0
D/W/P: 3.5 Concrete	6.16	60	0	0
Wood Frame	26.22	96	50	1,258

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements				2,258

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1996

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 936 SF Floor Area = 1404 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Basement	936			*71% Good
			Total:	167,461	123,713	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	841
3 Fixture Bath	1	3,721	2,642

Water/Sewer

1000 Gal Septic	1	4,386	3,114
Water Well, 50 Feet	1	3,344	2,374

Deck

Treated Wood	260	4,636	3,292
Treated Wood	20	877	623

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	768	17,610	14,792	*84% Good

Built-Ins

Appliance Allow.	1	1,897	1,347

Totals: 205,117 152,738

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 187,868

2026 Est. T.C.V. 009-250-037-00 = 229,284

Est. TCV/Total Floor Area = 163.31, Most recent sale 11/27/2018 for 160,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
96,300	96,300	96,300	68,182	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	18,300	0	1,840	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
114,600	114,600	114,600	70,022	70,022	70,022

009-250-038-00	2026 Est. T.C.V.	GREENFIELD DAVE
Property Class: 401		9689 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 38 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	175.00	225.61	1.0339	0.8666	250	100		39,201
175 Actual Front Feet, 0.91 Total Acres							Total Est. Land Value =	39,201

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	4900	50	7,080
D/W/P: 4in Concrete	6.47	750	50	2,426
D/W/P: 4in Concrete	6.47	457	50	1,478
D/W/P: Crushed Rock	2.18	126	50	137
Wood Frame	21.54	240	94	4,860
Total Estimated Land Improvements				15,981

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2000

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1344 SF Floor Area = 1344 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,344		
			Total:	182,117	154,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	1,007
3 Fixture Bath	1	3,721	3,163

Water/Sewer

1000 Gal Septic	1	4,386	3,728
Water Well, 50 Feet	1	3,344	2,842

Porches

CGEP (1 Story)	156	9,753	8,290

Deck

Treated Wood	240	4,399	3,739

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	672	23,910	20,323
Common Wall: 1 Wall	1	-2,421	-2,058
Door Opener	1	468	398

Class: CD Exterior: Pole (Unfinished)

Base Cost	960	20,966	17,821

Built-Ins

Appliance Allow.	1	1,897	1,612

Totals: 253,725 215,665

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 265,268

2026 Est. T.C.V. 009-250-038-00 = 320,450

Est. TCV/Total Floor Area = 238.43

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
135,500	135,500	135,500	69,187	2.70	
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses

Parcel Number: 009-250-038-00

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2,400	22,300	0	2,400	1,868	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
160,200	160,200	160,200	73,455	73,455	73,455

009-250-040-00	2026 Est. T.C.V.	CAVERLY KRISTOPHER L LV TRUST
Property Class: 401		9721 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOTS 39, 40 & 41. CLAM RIVER WOODS & RAPIDS. 2012 COMBINATION
01/10/2013

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

		* Factors *				LOTS 39,40&41		
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	175.00	222.97	0.8261	0.8641	250	100	LOT 40	31,229
I 200' @ 250/	175.00	214.34	0.8261	0.8556	250	100	LOT 39	30,923
A 200' @ 110/FF	79.40	1391.41	0.8261	1.3657	110	100	LOT 41	9,854
429 Actual Front Feet, 4.29 Total Acres					Total Est. Land Value =			72,006

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 0

(11) Heating System: Wall Furnace
Ground Area = 550 SF Floor Area = 550 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	550		
			Total:	34,634	12,122
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			130	1,451	508
Water/Sewer					
1000 Gal Septic			1	4,109	1,438
Water Well, 50 Feet			1	3,344	1,170
Deck					
Treated Wood			240	4,301	3,054 *71% Good
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost			864	16,943	5,930
Totals:				64,782	24,222

Notes: ON LOT 39

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.940 => TCV: 22,769

Cost Est. for Res. Bldg: 2 Single Family 1S Cls C Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1728 SF Floor Area = 1823 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,728		
1 Story	Siding	Overhang	95		
			Total:	264,342	171,822
Other Additions/Adjustments					
Recreation Room			1000	18,970	12,330

Parcel Number: 009-250-040-00

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Basement, Outside Entrance, Below Grade	1	2,727	1,773
Plumbing			
Average Fixture(s)	1	1,422	924
Water/Sewer			
2000 Gal Septic	1	9,318	6,057
Water Well, 100 Feet	1	5,734	3,727
Porches			
CCP (1 Story)	168	4,748	3,086
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	964	34,656	22,526
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	4	2,107	1,370
Built-Ins			
Appliance Allow.	1	2,713	1,763
Totals:		344,148	223,695
Notes: ON LOT 40			

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 275,145

2026 Est. T.C.V. 009-250-040-00				=	372,270
Est. TCV/Total Floor Area = 156.88					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
156,800	156,800	156,800	104,408	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	29,300	0	0	2,819	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
186,100	186,100	186,100	107,227	107,227	82,565

009-250-042-00	2026 Est. T.C.V.	JONES ROGER J JR & TERESA
Property Class: 401		9811 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 42 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	80.00	1085.09	1.2574	1.2834	250	100		32,275
80 Actual Front Feet, 1.99 Total Acres							Total Est. Land Value =	32,275

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1200	0	0
Fencing: Wire Mesh, #9	3.78	150	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 2003

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1320 SF Floor Area = 1320 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,320		
Total:				195,543	166,210

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

WGEP (1 Story)	312	21,737	18,476

Deck

Pine w/Roof (Deck Portion)	264	3,823	3,250
Pine w/Roof (Roof portion)	264	4,124	3,505

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	2	1,054	896
Base Cost	1040	36,223	30,790

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals: 278,951 237,107

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 291,642

2026 Est. T.C.V. 009-250-042-00 = 326,417

Est. TCV/Total Floor Area = 247.29

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
139,300	139,300	139,300	76,450	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	23,900	0	2,064	0		

Parcel Number: 009-250-042-00

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2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
163,200	163,200	163,200	78,514	78,514	78,514

009-250-043-00	2026 Est. T.C.V.	JONES ROGER J JR & TERESA
Property Class: 401		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 43 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	80.00	984.10	1.2574	1.2524	250	100		31,496
80 Actual Front Feet, 1.81 Total Acres							Total Est. Land Value =	31,496

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2003

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Porches

CSEP (1 Story)	288	11,765	9,412

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	288	15,284	12,227

Deck

w/Roof (Roof portion)	240	3,828	3,062
w/Roof (Roof portion)	200	3,306	2,645

Totals:	34,183	27,346

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:	33,636

2026 Est. T.C.V. 009-250-043-00	=	65,132

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
27,500	27,500	27,500	8,630	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,100	0	233	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
32,600	32,600	32,600	8,863	8,863	8,863

009-250-044-00	2026 Est. T.C.V.	BLOOMFIELD ROBERT J & KATHLEEN
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 44 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	80.00	785.84	1.2574	1.1839	250	100		29,774
80 Actual Front Feet, 1.44 Total Acres							Total Est. Land Value =	29,774

2026 Est. T.C.V. 009-250-044-00 = 29,774

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
11,900	11,900	11,900	3,475	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	0	93	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,900	14,900	14,900	3,568	3,568	3,568	

009-250-045-00	2026 Est. T.C.V.	BLOOMFIELD ROBERT J & KATHLEEN
Property Class: 401		9861 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 45 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	80.00	599.42	1.2574	1.1064	250	100		27,825
80 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	27,825

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	197	81	1,050
Wood Frame	24.21	240	81	4,706
Total Estimated Land Improvements				5,756

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 10 Blt 1991

(11) Heating System: Forced Hot Water

Ground Area = 1276 SF Floor Area = 2228 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	952		
1 Story	Siding	Crawl Space	324		
			Total:	314,475	235,874

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Water/Sewer

1000 Gal Septic	1	4,689	3,517
Water Well, 100 Feet	1	5,734	4,300

Porches

WCP (1 Story)	64	3,898	2,923

Deck

Treated Wood	380	6,080	4,560

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	17,932
Common Wall: 1 Wall	1	-2,589	-1,942

Built-Ins

Appliance Allow.	1	2,713	2,035

Totals: 364,810 273,623

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 336,556

2026 Est. T.C.V. 009-250-045-00 = 370,137

Est. TCV/Total Floor Area = 166.13

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
157,300	157,300	157,300	90,765	2.70		
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	27,800	0	0	2,450	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
185,100	185,100	185,100	93,215	93,215	93,215	

009-250-046-00	2026 Est. T.C.V.	BLOOMFIELD ROBERT J & KATHLEEN
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 46 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	80.00	463.25	1.2574	1.0374	250	100		26,089
80 Actual Front Feet, 0.85 Total Acres							Total Est. Land Value =	26,089

2026 Est. T.C.V. 009-250-046-00 = 26,089

Est. TCV/Total Floor Area = 11.71

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
10,400	10,400	10,400	3,475	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	2,600	0	0	93	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,000	13,000	13,000	3,568	3,568	3,568	

009-250-048-00	2026 Est. T.C.V.	MEEK BRUCE C & KIMBERLY A TRUST
Property Class: 401		9889 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT & 47 & 48 CLAM RIVER WOODS & RAPIDS.
 12/31/2018 COMBINE WITH LOT 47
 FORMERLY . SEC 21 T22N R8W LOT & 48 CLAM RIVER WOODS & RAPIDS.

12/31/2018 COMBINE WITH LOT 47 CONSTRUCTION OF HOUSE ON PARCEL LINE

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	80.00	384.70	1.0574	0.9903	250	100		20,942
I 200' @ 250/	80.00	406.65	1.0574	1.0041	250	100		21,235
160 Actual Front Feet, 1.45 Total Acres								Total Est. Land Value = 42,177

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1472	50	6,013
D/W/P: Flagstone/Sand	20.98	120	50	1,259
Wood Frame	27.96	120	50	1,677

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				13,949

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 2019

(11) Heating System: Forced Heat & Cool
 Ground Area = 1418 SF Floor Area = 1682 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	915		
2 Story	Siding	Basement	264		
1 Story	Siding	Slab	239		
			Total:	266,166	252,849

Other Additions/Adjustments

Exterior

Brick Veneer	96	1,590	1,510
Basement, Outside Entrance, Above Grade	2	3,959	3,761

Plumbing

Average Fixture(s)	1	1,422	1,351
3 Fixture Bath	1	4,478	4,254

Water/Sewer

2000 Gal Septic	1	9,318	8,852
Water Well, 50 Feet	1	3,344	3,177

Porches

CCP (1 Story)	65	2,012	1,911

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Common Wall: 1 Wall	1	-2,589	-2,460
Door Opener	2	1,054	1,001
Base Cost	1200	41,796	39,706

Built-Ins

Appliance Allow.	1	2,713	2,577

Local Cost Items

GENERATOR	1	1	1	*100% Good

Parcel Number: 009-250-048-00

Page: 2

Totals: 335,264 318,490

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 391,743

2026 Est. T.C.V. 009-250-048-00 = 447,869

Est. TCV/Total Floor Area = 266.27, Most recent sale 02/09/2018 for 26,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
190,600	190,600	190,600	160,966	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	33,300	0	0	4,346	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
223,900	223,900	223,900	165,312	165,312	165,312	

009-250-049-00	2026 Est. T.C.V.	ATWOOD ANDY J
Property Class: 401		9909 W LOTAN RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 21 T22N R8W LOT 49 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	100.00	335.98	1.1892	0.9573	250	100		28,462
100 Actual Front Feet, 0.77 Total Acres					Total Est.		Land Value =	28,462

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1991

(11) Heating System: Electric Wall Heat
 Ground Area = 600 SF Floor Area = 750 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	600		
			Total:	88,682	62,078

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	829

Water/Sewer

1000 Gal Septic	1	4,386	3,070
Water Well, 100 Feet	1	5,415	3,790

Porches

WSEP (1 Story)	96	5,451	3,816
WGEP (1 Story)	120	10,580	7,406

Deck

Treated Wood	252	4,536	3,175
Treated Wood	75	2,049	1,434

Built-Ins

Appliance Allow.	1	1,897	1,328

Fireplaces

Wood Stove	1	2,107	1,475

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	1200	25,428	17,800

Totals: 151,716 106,201

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 130,627

2026 Est. T.C.V. 009-250-049-00 = 159,089

Est. TCV/Total Floor Area = 212.12, Most recent sale 08/15/2019 for 69,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
67,800	67,800	67,800	53,338	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	11,700	0	1,440	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
79,500	79,500	79,500	54,778	54,778	54,778	

009-250-050-00	2026 Est. T.C.V.	METCALF HARRY M & SHERRY L
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 50 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	100.00	350.00	1.1892	0.9672	250	100		28,754
100 Actual Front Feet, 0.80 Total Acres							Total Est. Land Value =	28,754

2026 Est. T.C.V. 009-250-050-00 = 28,754

Est. TCV/Total Floor Area = 38.34, Most recent sale 01/16/2013 for 59,800

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
11,500	11,500	11,500	7,697	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	0	207	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,400	14,400	14,400	7,904	7,904	0	

009-250-051-00	2026 Est. T.C.V.	METCALF HARRY M & SHERRY L
Property Class: 401		9941 W LOTAN RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 21 T22N R8W LOT 51 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	103.00	450.65	1.1805	1.0303	250	100		31,316
103 Actual Front Feet, 1.07 Total Acres							Total Est. Land Value =	31,316

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	948	58	3,618
Total Estimated Land Improvements				True Cash Value = 3,618

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1977

(11) Heating System: Forced Warm Air
 Ground Area = 840 SF Floor Area = 840 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	840		
Expando			348		
			Total:	71,615	25,065

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	164	1,922	673

Plumbing

Average Fixture(s)	1	1,010	353

Water/Sewer

1000 Gal Septic	1	4,689	1,641
Water Well, 50 Feet	1	3,344	1,170

Deck

Treated Wood	108	2,618	916
Treated Wood	320	5,434	1,902

Garages

Class: C Exterior: Pole (Unfinished)
 Base Cost 728 19,059 6,671

Built-Ins

Appliance Allow.	1	2,713	950

Totals: 112,404 39,341

Notes: 1977 SQUIRE

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.940 => TCV: 36,981

2026 Est. T.C.V. 009-250-051-00 = 71,915

Est. TCV/Total Floor Area = 85.61

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
29,400	29,400	29,400	18,223	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	6,600	0	0	492	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,000	36,000	36,000	18,715	18,715	0	

009-250-052-00	2026 Est. T.C.V.	METCALF HARRY M & SHERRY L
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 52 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	100.00	317.51	1.1892	0.9439	250	100		28,062
100 Actual Front Feet, 0.73 Total Acres							Total Est. Land Value =	28,062

2026 Est. T.C.V. 009-250-052-00 = 28,062

Est. TCV/Total Floor Area = 33.41

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
11,200	11,200	11,200	7,697	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	0	207	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,000	14,000	14,000	7,904	7,904	0	

009-250-053-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ESTRADA CAROLYN
3747 S LACHANCE RD
LAKE CITY, MI 49651

SEC 21 T22N R8W LOT 53 EXC N'LY 160 FT TH OF CLAM RIVER WOODS & RAPIDS.
10/17/2017 SPLIT TO 009-250-053-50
FORMERLY . SEC 21 T22N R8W LOT 53 CLAM RIVER WOODS & RAPIDS.

SPLIT NORTH AND SOUTH 1/2 OF LOT, NEW STUDIO CABIN ON NORTH 1/2

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	90.00	211.13	1.2209	0.8524	250	100		23,416
90 Actual Front Feet, 0.44 Total Acres					Total Est.		Land Value =	23,416

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1977

(11) Heating System: Forced Air w/ Ducts
Ground Area = 864 SF Floor Area = 864 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost	New	Depr.	Cost
1 Story	Siding	Crawl Space	864				
			Total:	127,663		82,981	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Water/Sewer

1000 Gal Septic	1	4,689	3,048

Water Well, 50 Feet	1	3,344	2,174

Porches

WCP (1 Story)	192	8,262	5,370

WSEP (1 Story)	192	10,403	6,762

Deck

Treated Wood	128	2,977	1,935

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	768	19,776	12,854

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	560	21,045	13,679

Storage Over Garage	560	6,602	4,291

Door Opener	1	468	304

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Wood Stove	1	2,503	1,627

Totals:	211,867	137,712

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 169,386

2026 Est. T.C.V. 009-250-053-00 = 192,802

Est. TCV/Total Floor Area = 223.15

2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM		
	82,600		82,600	82,600	51,214	2.70		
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0		13,800	0	0	1,382	0	
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT

96,400

96,400

96,400

52,596

52,596

52,596

009-250-053-50	2026 Est. T.C.V.	ESTRADA CAROLYN
Property Class: 401		9991 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 21 T22N R8W N'LY 160 FT OF LOT 53 CLAM RIVER WOODS & RAPIDS.
10/17/2017 SPLIT FROM 009-250-053-00

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	90.00	160.00	1.2209	0.7953	110	100		9,613
90 Actual Front Feet, 0.33 Total Acres							Total Est. Land Value =	9,613

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.78	192	94	3,570
Total Estimated Land Improvements			True Cash Value =	3,570

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C Blt 2017

(11) Heating System: Wall/Floor Furnace
Ground Area = 768 SF Floor Area = 768 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	768		
			Total:	101,696	96,612

Other Additions/Adjustments

Water/Sewer			
1000 Gal Septic	1	4,689	4,455

Porches

WCP (1 Story)	192	8,262	7,849
WCP (1 Story)	36	2,691	2,556

Deck

w/Roof (Roof portion)	192	3,195	3,035

Totals: 120,533 114,507

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 140,843

2026 Est. T.C.V. 009-250-053-50 = 154,026

Est. TCV/Total Floor Area = 200.55

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
65,700	65,700	65,700	49,442	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	11,300	0	0	1,334	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
77,000	77,000	77,000	50,776	50,776	0	

009-250-054-00	2026 Est. T.C.V.	ZEMANSKI MARTIN D
Property Class: 401		W CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 54 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	90.00	557.89	1.2209	1.0867	250	100		29,854
90 Actual Front Feet, 1.15 Total Acres							Total Est. Land Value =	29,854

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.01	200	71	2,273
Total Estimated Land Improvements True Cash Value =				2,273

2026 Est. T.C.V. 009-250-054-00 = 32,127

Est. TCV/Total Floor Area = 41.83

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
13,000	13,000	13,000	3,895	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	3,100	0	0	105	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,100	16,100	16,100	4,000	4,000	0	

009-250-055-00	2026 Est. T.C.V.	ZEMANSKI MARTIN D
Property Class: 401		9970 W CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 55 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	100.00	560.83	1.1892	1.0882	250	100		32,351
100 Actual Front Feet, 1.29 Total Acres							Total Est. Land Value =	32,351

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	45.74	60	56	1,537
Total Estimated Land Improvements True Cash Value =				1,537

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 1986

(11) Heating System: Wall Furnace

Ground Area = 1376 SF Floor Area = 1376 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	980		
Addition	Siding	Crawl	396		
Expando			6		
Total:				112,967	39,537

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	150	1,848	647

Plumbing

Average Fixture(s)	1	1,293	453

Water/Sewer

1000 Gal Septic	1	5,433	1,902
Water Well, 50 Feet	1	3,351	1,173

Porches

CSEP (1 Story)	96	4,596	1,609
WCP (1 Story)	16	1,386	485

Deck

Treated Wood	336	5,947	2,081
Treated Wood	48	1,766	618
Treated Wood	300	5,511	1,929

Built-Ins

Appliance Allow.	1	3,899	1,365

Fireplaces

Exterior 1 Story	1	8,363	2,927

Totals: 156,360 54,726

Notes: 1986 BONANZA

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.940 => TCV: 51,442

2026 Est. T.C.V. 009-250-055-00 = 85,330

Est. TCV/Total Floor Area = 62.01

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
34,400	34,400	34,400	21,835	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,300	0	589	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,700	42,700	42,700	22,424	22,424	0	

009-250-056-00	2026 Est. T.C.V.	ZEMANSKI MARTIN D
Property Class: 401		9940 W CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 56 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	100.00	444.75	1.1892	1.0269	250	100		30,529
100 Actual Front Feet, 1.02 Total Acres					Total Est.		Land Value =	30,529

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1992

(11) Heating System: Space Heater

Ground Area = 300 SF Floor Area = 375 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	300		
			Total:	41,188	32,950

Other Additions/Adjustments

Deck

Treated Wood	216	4,018	3,214
Treated Wood	32	1,299	1,039
Treated Wood	78	2,054	1,643

Water/Sewer

Water Well, 100 Feet	1	5,150	4,120

Totals: 53,709 42,966

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 52,848

2026 Est. T.C.V. 009-250-056-00 = 83,377

Est. TCV/Total Floor Area = 222.34

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
35,000	35,000	35,000	17,898	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,700	0	0	483	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,700	41,700	41,700	18,381	18,381	0	

009-250-057-00	2026 Est. T.C.V.	ZEMANSKI MARTIN D
Property Class: 402		W CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22(R8W LOT 57 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	100.00	339.70	1.1892	0.9600	250	100		28,540
100 Actual Front Feet, 0.78 Total Acres							Total Est. Land Value =	28,540

2026 Est. T.C.V. 009-250-057-00 = 28,540

Est. TCV/Total Floor Area = 76.11, Most recent sale 04/27/2005 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
11,400	11,400	11,400	3,475	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,900	0	93	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,300	14,300	14,300	3,568	3,568	0	

009-250-058-00	2026 Est. T.C.V.	ZEMANSKI MARTIN D
Property Class: 402		W CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 58 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	100.00	309.10	1.1892	0.9376	250	100		27,875
100 Actual Front Feet, 0.71 Total Acres							Total Est. Land Value =	27,875

2026 Est. T.C.V. 009-250-058-00 = 27,875

Est. TCV/Total Floor Area = 74.33, Most recent sale 04/27/2005 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
11,200	11,200	11,200	3,475	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,700	0	93	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,900	13,900	13,900	3,568	3,568	0	

009-250-059-00	2026 Est. T.C.V.	JONES ROGER & TERESA
Property Class: 401		W CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 59 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	100.00	301.91	1.1892	0.9321	250	100		27,711
100 Actual Front Feet, 0.69 Total Acres					Total Est.		Land Value =	27,711

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C 5 Blt 2015

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Plumbing

3 Fixture Bath	1	-4,478	-4,165

Deck

w/Roof (Roof portion)	322	4,865	4,524

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	1553	36,728	34,157

Totals:	37,115	34,516

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 42,455

2026 Est. T.C.V. 009-250-059-00	=	70,166

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
30,100	30,100	30,100	21,136	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,000	0	0	570	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,100	35,100	35,100	21,706	21,706	0	

009-250-060-00	2026 Est. T.C.V.	JONES ROGER & TERESA
Property Class: 401		9888 W CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 60 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	100.00	301.60	1.1892	0.9318	250	100		27,704
100 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =	27,704

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	45.74	60	45	1,235
Total Estimated Land Improvements True Cash Value =				1,235

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 1989

(11) Heating System: Wall Furnace

Ground Area = 910 SF Floor Area = 910 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	910		
			Total:	74,787	26,174

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	158	1,947	681

Water/Sewer

1000 Gal Septic	1	5,433	1,902
Water Well, 50 Feet	1	3,351	1,173

Deck

Treated Wood	20	947	331

Totals:	86,465	30,261

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.940 => TCV: 28,445

2026 Est. T.C.V. 009-250-060-00 = 57,384

Est. TCV/Total Floor Area = 63.06, Most recent sale 12/13/2013 for 38,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
23,000	23,000	23,000	22,035	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	594	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
28,700	28,700	28,700	22,629	22,629	0

009-250-061-00	2026 Est. T.C.V.	JONES ROGER & TERESA
Property Class: 402		W CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 61 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	100.00	309.00	1.1892	0.9375	250	100		27,872
100 Actual Front Feet, 0.71 Total Acres							Total Est. Land Value =	27,872

2026 Est. T.C.V. 009-250-061-00 = 27,872

Est. TCV/Total Floor Area = 30.63

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
11,100	11,100	11,100	7,697	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	0	207	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,900	13,900	13,900	7,904	7,904	0	

009-250-062-00	2026 Est. T.C.V.	PRESTON JAMES G & BRENDA G
Property Class: 401		W CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 21 T22N R8W LOT 62 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	100.00	294.39	1.1892	0.9262	250	100		27,537
100 Actual Front Feet, 0.68 Total Acres							Total Est. Land Value =	27,537

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	18.01	384	95	6,570
Metal Prefab	10.58	336	95	3,377
Total Estimated Land Improvements				9,947

2026 Est. T.C.V. 009-250-062-00 = 37,484

Est. TCV/Total Floor Area = 41.19, Most recent sale 03/21/2011 for 14,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
15,900	15,900	15,900	12,307	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,800	0	0	332	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
18,700	18,700	18,700	12,639	12,639	12,639

009-250-063-00	2026 Est. T.C.V.	PRESTON JAMES G & BRENDA G
Property Class: 401		9844 W CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 63 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	100.00	276.00	1.1892	0.9114	250	100		27,096
100 Actual Front Feet, 0.63 Total Acres							Total Est. Land Value =	27,096

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	400	0	0
D/W/P: 3.5 Concrete	6.58	140	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2011

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1223 SF Floor Area = 1223 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,223		
			Total:	199,668	179,698

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	2,454

Plumbing

Average Fixture(s)	1	1,422	1,280
2 Fixture Bath	1	2,996	2,696

Water/Sewer

1000 Gal Septic	1	4,689	4,220
Water Well, 100 Feet	1	5,734	5,161

Porches

WCP (1 Story)	28	2,247	2,022
WPP	109	3,243	2,919

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	607	29,834	26,851
Common Wall: 1 Wall	1	-2,589	-2,330
Door Opener	1	527	474

Built-Ins

Appliance Allow.	1	2,713	2,442

Totals: 253,211 227,887

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 280,301

2026 Est. T.C.V. 009-250-063-00 = 309,747

Est. TCV/Total Floor Area = 253.27, Most recent sale 11/21/2013 for 145,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
131,400	131,400	131,400	81,899	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	23,500	0	2,211	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

154,900

154,900

154,900

84,110

84,110

84,110

009-250-064-00	2026 Est. T.C.V.	KYRO CHRISTOPHER & MARIAH
Property Class: 402		W CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 64 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	100.00	317.00	1.1892	0.9435	250	100		28,051
100 Actual Front Feet, 0.73 Total Acres							Total Est. Land Value =	28,051

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.50	140	50	1,505
Total Estimated Land Improvements				True Cash Value = 1,505

2026 Est. T.C.V. 009-250-064-00 = 29,556

Est. TCV/Total Floor Area = 24.17, Most recent sale 04/01/2022 for 215,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
12,000	12,000	12,000	12,000	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,800	0	0	324	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
14,800	14,800	14,800	12,324	12,324	12,324

009-250-065-00	2026 Est. T.C.V.	KYRO CHRISTOPHER & MARIAH
Property Class: 401		9790 W CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 65 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	100.00	377.00	1.1892	0.9853	250	100		29,293
100 Actual Front Feet, 0.86 Total Acres							Total Est. Land Value =	29,293

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	257	71	1,124
Total Estimated Land Improvements				True Cash Value = 1,124

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1975

(11) Heating System: Forced Hot Water
 Ground Area = 1436 SF Floor Area = 1436 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,436		
			Total:	197,412	128,319

Other Additions/Adjustments

Recreation Room	1062	19,307	12,550

Plumbing

Average Fixture(s)	1	1,185	770
3 Fixture Bath	1	3,721	2,419

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 50 Feet	1	3,344	2,174

Deck

Treated Wood	213	4,064	2,642

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	504	19,585	12,730
Common Wall: 1 Wall	1	-2,421	-1,574

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Interior 1 Story	1	4,610	2,996

Totals:	257,090	167,110

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 205,545

2026 Est. T.C.V. 009-250-065-00 = 235,962

Est. TCV/Total Floor Area = 164.32, Most recent sale 04/01/2022 for 215,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
99,800	99,800	99,800	90,109	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	18,200	0	0	2,432	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
118,000	118,000	118,000	92,541	92,541	92,541

009-250-066-00	2026 Est. T.C.V.	WIGGINS JON P & CYNTHIA A
Property Class: 401		9770 W CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 66 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	100.00	462.00	1.1892	1.0367	250	100		30,821
100 Actual Front Feet, 1.06 Total Acres							Total Est. Land Value =	30,821

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1722 SF Floor Area = 1722 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,722		
			Total:	255,348	165,977

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174

Deck

Treated Wood	104	2,540	1,651
Treated Wood	160	3,446	2,240
Treated Wood	150	3,300	2,145

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Totals: 285,033 185,272

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 227,885

2026 Est. T.C.V. 009-250-066-00 = 259,676

Est. TCV/Total Floor Area = 150.80, Most recent sale 12/07/2021 for 128,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
108,900	108,900	108,900	95,366	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	20,900	0	0	2,574	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
129,800	129,800	129,800	97,940	97,940	0	

009-250-067-00	2026 Est. T.C.V.	WIGGINS JON P & CYNTHIA A
Property Class: 401		W CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 67 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	272.00	590.00	0.9260	1.1020	250	100		69,394
272 Actual Front Feet, 3.68 Total Acres					Total Est.		Land Value =	69,394

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1978

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Pole (Unfinished)					
Base Cost			1200	28,380	18,447
			Totals:	28,380	18,447

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 22,690

2026 Est. T.C.V. 009-250-067-00				=	92,084
Est. TCV/Total Floor Area = 0.00, Most recent sale 12/07/2021 for 128,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
38,000	38,000	38,000	24,779	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,000	0	0	669	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
46,000	46,000	46,000	25,448	25,448	0

009-250-068-00	2026 Est. T.C.V.	PEARSON WILLIAM F & DEBRA L TRUST
Property Class: 402		W CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 21 T22N R8W LOT 68 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

TRIANGLE, IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	731.00	1.1892	1.0506	110	100		13,743
100 Actual Front Feet, 1.68 Total Acres					Total Est.		Land Value =	13,743

2026 Est. T.C.V. 009-250-068-00 = 13,743

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/21/2011 for 16,000

2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM	
	5,600		5,600	5,600	3,750	2.70	
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		1,300	0	0	101	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	6,900		6,900	6,900	3,851	3,851	3,851

009-250-069-00	2026 Est. T.C.V.	PEARSON DEBRA L TRUST
Property Class: 402		W CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 69 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	248.00	1.1892	0.8018	110	100		10,489
100 Actual Front Feet,	0.57	Total Acres			Total Est.		Land Value =	10,489

2026 Est. T.C.V. 009-250-069-00 = 10,489

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
4,300	4,300	4,300	3,750	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	900	0	101	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,200	5,200	5,200	3,851	3,851	3,851

009-250-070-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

CURTIS IVAN D
W CLAM RIVER DR
LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 70 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

CLAM RIVER DRIVE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	402.00	1.1892	0.9047	110	100		11,835
100 Actual Front Feet, 0.92 Total Acres					Total Est.		Land Value =	11,835

2026 Est. T.C.V. 009-250-070-00 = 11,835

Est. TCV/Total Floor Area = 0.00

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	4,800	4,800	4,800	1,876	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	1,100	0	0	50	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	5,900	5,900	5,900	1,926	1,926	0	

009-250-071-00	2026 Est. T.C.V.	CURTIS IVAN D
Property Class: 401		9861 W CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 71 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

		* Factors *		CLAM RIVER DRIVE		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 200' @ 110/	100.00	442.00	1.1892	0.9264	110 100	12,119
100 Actual Front Feet, 1.01 Total Acres					Total Est. Land Value =	12,119

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	10.25	480	0	0
Wood Frame	33.66	160	50	2,693
Wood Frame	28.87	480	50	6,929

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				10,572

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 1998

(11) Heating System: Forced Warm Air
 Ground Area = 1216 SF Floor Area = 1216 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	1216		
			Total:	90,865	49,975

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	184	2,267	1,247

Plumbing

Average Fixture(s)	1	1,293	711
3 Fixture Bath	1	3,780	2,079

Water/Sewer

1000 Gal Septic	1	5,433	2,988
Water Well, 50 Feet	1	3,351	1,843

Deck

Treated Wood	216	4,476	2,462

Built-Ins

Appliance Allow.	1	3,899	2,144

Garages

Class: C Exterior: Pole (Unfinished)			
Base Cost	1200	28,380	15,609

Totals:	143,744	79,058

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.940 => TCV: 74,315

2026 Est. T.C.V. 009-250-071-00	=	97,006

Est. TCV/Total Floor Area = 79.77

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
45,800	45,800	45,800	22,587	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,700	0	609	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
48,500	48,500	48,500	23,196	23,196	23,196

009-250-072-00	2026 Est. T.C.V.	PEARSON WILLIAM F
Property Class: 401		3985 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 72 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	125.00	500.00	1.1247	0.9554	110	100		14,775
125 Actual Front Feet,	1.44	Total Acres			Total Est.	Land Value =		14,775

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	872	0	0
D/W/P: Asphalt Paving	3.10	3800	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements	True	Cash Value =		4,750

Cost Est. for Res. Bldg: 1 Single Family 2.5S Cls C Blt 1982

(11) Heating System: Heat Pump

Ground Area = 3136 SF Floor Area = 6248 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	384		
1 Story	Siding	Slab	480		
2 Story	Siding	Slab	592		
2.5 Story	Siding	Slab	1,680		
Total:				651,123	397,185

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	867
3 Fixture Bath	1	4,478	2,732
2 Fixture Bath	1	2,996	1,828

Water/Sewer

1000 Gal Septic	1	4,689	2,860
Water Well, 100 Feet	1	5,734	3,498

Porches

CCP (1 Story)	80	2,428	1,481

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	784	29,604	18,058
Common Wall: 1 Wall	1	-2,589	-1,579

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	1960	54,860	33,465

Built-Ins

Appliance Allow.	1	2,713	1,655

Fireplaces

Interior 2 Story	1	6,520	3,977
Wood Stove	1	2,503	1,527

Deck

w/Roof (Roof portion)	280	4,315	2,632

Totals: 770,796 470,186

Notes:

Parcel Number: 009-250-072-00

Page: 2

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 578,329

2026 Est. T.C.V. 009-250-072-00	=	597,854
Est. TCV/Total Floor Area = 95.69		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
255,500 255,500 255,500	130,915	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 43,400 0	0	3,534 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
298,900 298,900 298,900	134,449	134,449 134,449

009-250-073-00	2026 Est. T.C.V.	PEARSON WM F
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 73 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	125.00	500.00	1.1247	0.9554	110	100		14,775
125 Actual Front Feet, 1.44 Total Acres							Total Est. Land Value =	14,775

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.05	480	50	4,812
Total Estimated Land Improvements True Cash Value =				4,812

2026 Est. T.C.V. 009-250-073-00 = 19,587

Est. TCV/Total Floor Area = 3.13

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
8,400	8,400	8,400	2,825	2.70	
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	1,400	0	0	76	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
9,800	9,800	9,800	2,901	2,901	2,901

009-250-074-00	2026 Est. T.C.V.	DUBACH WANDA F LE
Property Class: 401		3939 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 74 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	125.00	500.00	1.1247	0.9554	110	100		14,775
125 Actual Front Feet,	1.44	Total Acres			Total Est.		Land Value =	14,775

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1986

(11) Heating System: Wall Furnace

Ground Area = 980 SF Floor Area = 980 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	980		
			Total:	59,837	20,943

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	168	1,969	689

Plumbing

Average Fixture(s)	1	1,010	353

Water/Sewer

1000 Gal Septic	1	4,689	1,641
Water Well, 50 Feet	1	3,344	1,170

Deck

Treated Wood	72	2,062	722

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	720	18,914	6,620
No Concrete Floor	720	-4,687	-1,640

Built-Ins

Appliance Allow.	1	2,713	950

Totals: 89,851 31,448

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.940 => TCV: 29,561

2026 Est. T.C.V. 009-250-074-00 = 44,336

Est. TCV/Total Floor Area = 45.24

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
17,900	17,900	17,900	10,917	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,300	0	0	294	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
22,200	22,200	22,200	11,211	11,211	11,211	

009-250-075-00	2026 Est. T.C.V.	PEARSON DEBRA L (TRUST)
Property Class: 401		9969 W CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 75 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	125.00	500.00	1.1247	0.9554	110	100		14,775
125 Actual Front Feet, 1.44 Total Acres					Total Est.		Land Value =	14,775

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1985

(11) Heating System: Wall Furnace

Ground Area = 826 SF Floor Area = 826 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=44/100/100/100/44

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	826		
			Total:	52,283	23,005

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	146	1,711	753

Plumbing

Average Fixture(s)	1	1,010	444

Water/Sewer

1000 Gal Septic	1	4,689	2,063
Water Well, 50 Feet	1	3,344	1,471

Deck

Pine w/Roof (Deck Portion)	98	1,946	856
Pine w/Roof (Roof portion)	98	1,761	775
Treated Wood	120	2,840	1,250
Pine w/Roof (Deck Portion)	96	1,927	848
Pine w/Roof (Roof portion)	96	1,731	762

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	10,520

Built-Ins

Appliance Allow.	1	2,713	1,194

Totals:	99,865	43,941

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.940 => TCV:	41,305

2026 Est. T.C.V. 009-250-075-00	=	56,080

Est. TCV/Total Floor Area = 67.89, Most recent sale 08/16/2004 for 43,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
22,900	22,900	22,900	13,827	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,100	0	373	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
28,000	28,000	28,000	14,200	14,200 0

009-260-001-00	2026 Est. T.C.V.	TRINGALI JOSEPH J & DANA C
Property Class: 401		163 S DANA TRL
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 1 EXC N'LY 10 FT THOF. CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	135.00	63.56	0.7529	0.6695	3800	100		258,595
135 Actual Front Feet,	0.20	Total Acres			Total Est.	Land Value =		258,595

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	1460	0	0
D/W/P: Patio Blocks	15.58	15	0	0
D/W/P: Brick on Sand	18.00	150	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements			True Cash Value =	4,750

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 1999

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1344 SF Floor Area = 1680 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,344		
			Total:	230,376	172,790

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066

Porches

WCP (1 Story)	528	18,163	13,622

Deck

Treated Wood	220	4,255	3,191
Treated Wood	208	4,093	3,070

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	672	26,665	19,999
Common Wall: 1 Wall	1	-2,589	-1,942
Door Opener	1	527	395

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 100 Feet	1	5,734	4,300

Built-Ins

Appliance Allow.	1	2,713	2,035

Local Cost Items

SANITARY SEWER	1	0	0	*91% Good

Totals: 292,824 219,625

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 373,363

2026 Est. T.C.V. 009-260-001-00 = 636,708
 Est. TCV/Total Floor Area = 378.99, Most recent sale 12/01/1997 for 42,000

Parcel Number: 009-260-001-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	306,400	306,400	306,400	157,151	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	12,000	0	0	4,243	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	318,400	318,400	318,400	161,394	161,394	0

009-260-002-00	2026 Est. T.C.V.	TRINGALI JOSEPH J & DANA C
Property Class: 402		DANA TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 2 & N'LY 10 FT OF LOT 1. CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	70.00	71.00	0.9475	0.6648	3800	100		167,537
		0.11	Total Acres				Total Est. Land Value =	167,537

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.20	192	94	4,006
				Total Estimated Land Improvements True Cash Value = 4,006

2026 Est. T.C.V. 009-260-002-00 = 171,543

Est. TCV/Total Floor Area = 102.11, Most recent sale 11/10/2016 for 65,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
90,200	90,200	90,200	32,174	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-4,400	0	0	868	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
85,800	85,800	85,800	33,042	33,042	0

009-260-003-00	2026 Est. T.C.V.	VANLEEUEWEN GARY J & SYLVIA A
Property Class: 401		111 DANA TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOTS 3 & 4 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
* Factors * LOTS #3 & 4

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	125.00	111.17	0.7735	0.8142	3800	100		299,128
125 Actual Front Feet, 0.32 Total Acres							Total Est. Land Value =	299,128

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	500	0	0
D/W/P: 4in Ren. Conc.	7.33	131	0	0
Wood Frame	23.98	144	50	1,726

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,676

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1984

(11) Heating System: Forced Heat & Cool
Ground Area = 1747 SF Floor Area = 1747 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Crawl Space	1,347		
1 Story	Siding	Slab	400		
		Total:		209,621	136,254

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770
3 Fixture Bath	2	7,442	4,837
Separate Shower	1	1,146	745

Porches

WGEP (1 Story)	200	14,544	9,454

Deck

Treated Wood	484	6,960	4,524

Garages

Class: CD Exterior: Brick Foundation: 42 Inch (Finished)

Common Wall: 1 Wall	1	-3,226	-2,097
Door Opener	2	935	608
Base Cost	1200	53,184	34,570

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Interior 1 Story	1	4,610	2,996

Local Cost Items

SANITARY SEWER	1	0	0	*78% Good

Totals: 302,942 196,913

Notes:

Parcel Number: 009-260-003-00

Page: 2

 ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 334,752

2026 Est. T.C.V. 009-260-003-00 = 636,556

Est. TCV/Total Floor Area = 364.37, Most recent sale 02/27/2017 for 285,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
308,900	308,900	308,900	171,196	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,400	0	0	4,622	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
318,300	318,300	318,300	175,818	175,818	175,818	

009-260-005-00	2026 Est. T.C.V.	HAMMING DOUGLAS
Property Class: 401		103 S DANA TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 5 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	153.00	1.0000	0.9105	3800	100		207,595
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	207,595

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	200	50	310
D/W/P: 3.5 Concrete	6.58	240	50	789
Total Estimated Land Improvements				True Cash Value = 1,099

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1973

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1286 SF Floor Area = 1510 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	390		
1.25 Story	Siding	Crawl Space	896		
			Total:	193,149	135,204

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995

Porches

CCP (1 Story)	256	6,820	4,774
CCP (1 Story)	56	1,754	1,228
CPP	14	383	268

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	384	16,247	11,373

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Exterior 1 Story	1	6,387	4,471

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good

Totals: 233,684 163,578

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 278,083

2026 Est. T.C.V. 009-260-005-00 = 486,777

Est. TCV/Total Floor Area = 322.37, Most recent sale 09/10/2020 for 276,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
234,300	234,300	234,300	125,857	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,100	0	3,398	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

243,400

243,400

243,400

129,255

129,255

129,255

009-260-006-00	2026 Est. T.C.V.	KING LARRY
Property Class: 402		DANA TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 6 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	65.00	154.00	0.9724	0.9126	3800	100		219,181
65 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	219,181

2026 Est. T.C.V. 009-260-006-00 = 219,181

Est. TCV/Total Floor Area = 145.15

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
115,400	115,400	115,400	40,203	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-5,800	0	1,085	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
109,600	109,600	109,600	41,288	41,288	0

009-260-007-00	2026 Est. T.C.V.	SKOCZYLAS BRETT C & BRITTNEY
Property Class: 401		7017 W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 7 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	110.00	1.0000	0.8112	3800	100		184,953
60 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	184,953

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	528	0	0
D/W/P: 3.5 Concrete	6.58	60	0	0
Wood Frame	28.80	100	50	1,440

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				3,340

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 5 Blt 1977

(11) Heating System: Forced Hot Water

Ground Area = 1400 SF Floor Area = 2800 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	1,400		
			Total:	331,067	215,178

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	2	8,956	5,821

Porches

CCP (1 Story)	80	2,428	1,578
CGEP (1 Story)	255	15,609	10,146

Deck

Treated Wood	700	9,079	5,901

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	848	31,359	20,383
Common Wall: 1/2 Wall	1	-1,294	-841
Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Wood Stove	1	2,503	1,627

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals: 411,568 267,502

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 454,753

Parcel Number: 009-260-007-00

Page: 2

2026 Est. T.C.V. 009-260-007-00 = 643,046
 Est. TCV/Total Floor Area = 229.66, Most recent sale 08/10/2007 for 365,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
304,600	304,600	304,600	155,534	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	16,900	0	0	4,199	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
321,500	321,500	321,500	159,733	159,733	159,733

009-260-008-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

CORRIGAN MICHELLE L TRUST
6999 W REDMAN DR
LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 8 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	45.00	104.00	1.1059	0.7954	3800	100		150,427
45 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	150,427

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	893	50	3,107
D/W/P: 4in Concrete	6.96	224	50	779
Wood Frame	26.96	144	50	1,941
Total Estimated Land Improvements True Cash Value =				5,827

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1987

(11) Heating System: Forced Heat & Cool

Ground Area = 1016 SF Floor Area = 1524 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,016		
			Total:	219,705	142,809

Other Additions/Adjustments

Recreation Room	600	11,382	7,398
Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	2	8,956	5,821
2 Fixture Bath	1	2,996	1,947

Porches

WCP (1 Story)	56	3,546	2,305

Deck

Treated Wood	588	8,091	5,259
Treated Wood	25	1,140	741

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	512	22,098	14,364
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Breezeways

Frame Wall	60	4,050	2,632

Local Cost Items

SANITARY SEWER	1	0	0	*73% Good

Totals: 293,963 191,075

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 324,828

2026 Est. T.C.V. 009-260-008-00 = 481,082
 Est. TCV/Total Floor Area = 315.67, Most recent sale 09/01/1999 for 206,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
228,200	228,200	228,200	156,887	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,300	0	0	4,235	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
240,500	240,500	240,500	161,122	161,122	161,122	

009-260-009-00	2026 Est. T.C.V.	BYRSKI EDWARD J
Property Class: 401		6989 W REDMAN DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 9 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	45.00	122.00	1.1059	0.8411	3800	100		159,071
45 Actual Front Feet, 0.13 Total Acres								159,071
Total Est. Land Value =								159,071

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	336	0	0
D/W/P: 4in Concrete	6.96	214	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1977

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1188 SF Floor Area = 1638 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	900		
1 Story	Siding	Slab	288		
Total:				198,872	129,266

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

CCP (1 Story)	112	3,282	2,133

Deck

Treated Wood	368	5,954	3,870

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	672	26,665	17,332
Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good

Totals: 255,109 165,820

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 281,894

Parcel Number: 009-260-009-00

Page: 2

Est. TCV/Total Floor Area = 270.66

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
211,800	211,800	211,800	87,686	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,900	0	0	2,367	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
221,700	221,700	221,700	90,053	90,053	0	

009-260-010-00	2026 Est. T.C.V.	PRYBULA KORNELIA TRUST
Property Class: 401		6979 W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 10 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	50.00	124.00	1.0659	0.8459	3800	100		171,318
50 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	171,318

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	476	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C Blt 1973

(11) Heating System: Forced Air w/ Ducts

Ground Area = 888 SF Floor Area = 1776 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	888		
			Total:	227,198	147,678

Other Additions/Adjustments

Recreation Room	888	16,845	8,422

Basement, Outside Entrance, Below Grade	2	5,454	3,545

Plumbing

Average Fixture(s)	1	1,422	924

Porches

WPP	436	7,761	5,045

Deck

Treated Wood	60	1,887	1,227

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	480	14,189	9,223
Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good

Totals:	282,805	181,296

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 308,203

2026 Est. T.C.V. 009-260-010-00	=	481,871

Est. TCV/Total Floor Area = 271.32

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM

Parcel Number: 009-260-010-00

Page: 2

	228,900	228,900	228,900	103,915	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	12,000	0	0	2,805	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	240,900	240,900	240,900	106,720	106,720	0

009-260-011-00	2026 Est. T.C.V.	PARMER KEITH D
Property Class: 401		6969 W REDMAN DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 11 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	50.00	150.00	1.0659	0.9042	3800	100		183,121
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	183,121

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1010	79	5,250
Total Estimated Land Improvements			True Cash Value =	5,250

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1989

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1066 SF Floor Area = 1534 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	220		
1.25 Story	Siding	Basement	140		
1 Story	Siding	Basement	273		
2 Story	Siding	Basement	433		
			Total:	223,083	145,008

Other Additions/Adjustments

Basement Living Area	886	31,161	20,255
Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	2	8,956	5,821

Porches

CCP (1 Story)	42	1,380	897

Deck

Treated Wood	240	4,500	2,925

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	455	20,407	13,265
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 2 Story	1	6,520	4,238

Local Cost Items

SANITARY SEWER	1	0	0	*79% Good

Totals:	308,006	200,208

Notes:

Parcel Number: 009-260-011-00

Page: 2

 ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 340,354

2026 Est. T.C.V. 009-260-011-00 = 528,725

Est. TCV/Total Floor Area = 344.67, Most recent sale 05/21/2021 for 427,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
252,500	252,500	252,500	194,030	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,900	0	0	5,238	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
264,400	264,400	264,400	199,268	199,268	199,268	

009-260-012-00	2026 Est. T.C.V.	DOMANICO DAVID & STEFANIE
Property Class: 401		6959 W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 12 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	50.00	182.00	1.0659	0.9675	3800	100		195,944
50 Actual Front Feet, 0.21 Total Acres								
Total Est. Land Value =								195,944

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 2005

(11) Heating System: Forced Heat & Cool

Ground Area = 1210 SF Floor Area = 2235 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,210		
1 Story	Siding	Overhang	420		
Total:				281,430	253,293

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,280
3 Fixture Bath	1	4,478	4,030
2 Fixture Bath	1	2,996	2,696
Separate Shower	1	1,310	1,179

Porches

WPP	552	9,792	8,813

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	840	37,766	33,989
Common Wall: 1 Wall	1	-2,589	-2,330
Door Opener	2	1,054	949

Water/Sewer

Public Sewer	1	1,465	1,318
Water Well, 100 Feet	1	5,734	5,161

Built-Ins

Appliance Allow.	1	2,713	2,442

Fireplaces

Exterior 1 Story	1	6,387	5,748
Raised Hearth	1	434	391

Local Cost Items

SANITARY SEWER	1	0	0	*71% Good

Totals: 354,392 318,959

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 542,230

2026 Est. T.C.V. 009-260-012-00 = 740,549

Est. TCV/Total Floor Area = 331.34, Most recent sale 07/12/2024 for 735,000

Parcel Number: 009-260-012-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	349,700	349,700	349,700	349,700	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	20,600	0	0	9,441	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	370,300	370,300	370,300	359,141	359,141	0

009-260-013-00	2026 Est. T.C.V.	ISHAM IRIS IRENE
Property Class: 401		104 S MARK TRL
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 13 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
 * Factors * 45'X95': EFF 61'

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	45.00	222.64	1.1059	1.0382	3800	100		196,347
45 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 196,347

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	27.96	120	50	1,677

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				4,027

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = 952 SF Floor Area = 1190 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	952		
Total:				173,270	112,626

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Porches

WCP (1 Story)	272	10,004	6,503

Deck

Treated Wood	492	7,203	4,682

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 199,421 129,624

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 220,361

2026 Est. T.C.V. 009-260-013-00 = 420,735

Est. TCV/Total Floor Area = 353.56

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
202,800	202,800	202,800	80,940	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,600	0	0	2,185	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
210,400	210,400	210,400	83,125	83,125	83,125	

009-260-014-00	2026 Est. T.C.V.	PIEKACZ KENNETH L &
Property Class: 402		S MARK TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 14 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

EFF: PIE SHAPE ~ 108X35

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	59.33	138.02	1.0039	10.6143	3800	100		139,046
		0.19	Total Acres		Total Est.		Land Value =	139,046

2026 Est. T.C.V. 009-260-014-00

= 139,046

Est. TCV/Total Floor Area = 116.85

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
73,200	73,200	73,200	25,767	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,700	0	695	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
69,500	69,500	69,500	26,462	26,462	0

009-260-015-00	2026 Est. T.C.V.	JUZSWIK DAVID L TRUST
Property Class: 401		157 S MARK TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 15 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	85.00	110.00	0.8852	0.8112	3800	100		231,945
85 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	231,945

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1625	50	6,638
D/W/P: Brick on Sand	18.00	275	50	2,475
Total Estimated Land Improvements				9,113

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 10 Blt 1997

(11) Heating System: Forced Heat & Cool

Ground Area = 1569 SF Floor Area = 2609 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,040		
1 Story	Siding	Crawl Space	485		
1 Story	Siding	Slab	44		
		Total:		340,076	255,072

Other Additions/Adjustments

Exterior

Brick Veneer	248	4,107	3,080

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358
2 Fixture Bath	1	2,996	2,247

Porches

CCP (1 Story)	494	12,681	9,511

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	660	31,766	23,824
Common Wall: 1 Wall	1	-2,589	-1,942
Door Opener	2	1,054	790

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 100 Feet	1	5,734	4,300

Built-Ins

Appliance Allow.	1	2,713	2,035

Fireplaces

Wood Stove	1	2,503	1,877

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good

Totals: 408,406 306,317

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 520,739

Parcel Number: 009-260-015-00

Page: 2

 Est. TCV/Total Floor Area = 291.99, Most recent sale 07/10/2023 for 899,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
361,000	361,000	361,000	361,000	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	19,900	0	0	9,747	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
380,900	380,900	380,900	370,747	370,747	370,747	

009-260-016-00	2026 Est. T.C.V.	JUZSWIK DAVID L TRUST
Property Class: 402		S MARK TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 16 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	85.00	102.00	0.8852	10.70	15	3800	100	200,567
		0.20	Total Acres			Total Est.	Land Value =	200,567

2026 Est. T.C.V. 009-260-016-00 = 200,567

Est. TCV/Total Floor Area = 76.88, Most recent sale 07/10/2023 for 899,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
105,600	105,600	105,600	92,686	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-5,300	0	2,502	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
100,300	100,300	100,300	95,188	95,188	95,188

009-260-017-00	2026 Est. T.C.V.	JENKINS JOANNE E TRUST
Property Class: 401		133 S MARK TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 17 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	65.00	139.00	0.9724	0.8804	3800	100		211,458
65 Actual Front Feet, 0.21 Total Acres								211,458
Total Est. Land Value =								211,458

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	480	0	0
D/W/P: 4in Concrete	6.96	972	50	3,382
Total Estimated Land Improvements True Cash Value =				3,382

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1989

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1329 SF Floor Area = 1985 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	656		
1 Story	Siding	Crawl Space	250		
1 Story	Siding	Crawl Space	48		
1 Story	Siding	Crawl Space	375		
Total:				240,196	180,146

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
2 Fixture Bath	1	2,996	2,247

Deck

Treated Wood	528	7,545	5,659

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	528	22,551	16,913
Door Opener	1	527	395

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 100 Feet	1	5,734	4,300

Built-Ins

Appliance Allow.	1	2,713	2,035

Fireplaces

Exterior 2 Story	1	7,869	5,902

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals: 293,018 219,762

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 373,595

2026 Est. T.C.V. 009-260-017-00 = 588,435

Est. TCV/Total Floor Area = 296.44, Most recent sale 04/15/1999 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
281,600	281,600	281,600	131,846	2.70

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-260-017-00

Page: 2

0	12,600	0	0	3,559	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
294,200	294,200	294,200	135,405	135,405	135,405

009-260-018-00	2026 Est. T.C.V.	JENKINS MARK A
Property Class: 401		129 S MARK TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 18 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	70.00	148.00	0.9475	0.9000	3800	100		226,820
70 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	226,820

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1566	50	6,397

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/PATR/PICSL	24.80	120	100	2,976
Total Estimated Land Improvements True Cash Value =				9,373

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C -5 Blt 2024

(11) Heating System: Forced Heat & Cool

Ground Area = 1152 SF Floor Area = 2304 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,152		
			Total:	258,673	256,087

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,408
3 Fixture Bath	2	8,956	8,866

Porches

WPP	288	5,363	5,309

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	864	35,519	35,164
Common Wall: 1 Wall	1	-2,139	-2,118
Door Opener	2	1,054	1,043

Water/Sewer

Public Sewer	1	1,465	1,450
Water Well, 150 Feet	1	8,441	8,357

Built-Ins

Appliance Allow.	1	2,713	2,686

Totals: 321,467 318,252

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 541,028

2026 Est. T.C.V. 009-260-018-00 = 777,221

Est. TCV/Total Floor Area = 337.34, Most recent sale 02/01/2003 for 110,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
368,700	368,700	368,700	285,994	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	19,900	0	0	7,721	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
388,600	388,600	388,600	293,715	293,715	293,715

009-260-019-00	2026 Est. T.C.V.	DONOFRIO DAVID & JENNIFER
Property Class: 401		125 S MARK TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 19 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	65.00	141.00	0.9724	0.8848	3800	100		212,518
65 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	212,518

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements				940
True Cash Value =				940

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1984

(11) Heating System: Forced Heat & Cool

Ground Area = 1334 SF Floor Area = 1776 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	768		
1 Story	Siding	Crawl Space	336		
1.25 Story	Siding	Basement	230		
		Total:		243,951	158,534

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	2	8,956	5,821

Porches

CCP (1 Story)	112	3,282	2,133

Deck

Treated Wood	408	6,369	4,140

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	720	27,972	18,182
Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Direct-Vented Gas	1	2,963	1,926

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 302,964 196,892

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 334,716

2026 Est. T.C.V. 009-260-019-00 = 548,174

Est. TCV/Total Floor Area = 308.66, Most recent sale 07/21/2017 for 262,500

Parcel Number: 009-260-019-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	262,700	262,700	262,700	150,447	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	11,400	0	0	4,062	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	274,100	274,100	274,100	154,509	154,509	0

009-260-020-00	2026 Est. T.C.V.	UTECH KEITH & MEGHAN
Property Class: 401		121 S MARK TRL
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 20 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	70.00	134.00	0.9475	0.8692	3800	100		219,067
70 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	219,067

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = 1080 SF Floor Area = 1920 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,080		
1 Story	Siding	Overhang	300		
		Total:		237,210	189,755

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Porches

WCP (1 Story)	192	8,262	6,610

Deck

Treated Wood	60	1,887	1,510

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	576	28,771	23,017
Common Wall: 1/2 Wall	1	-1,294	-1,035
Door Opener	1	527	422

Water/Sewer

Public Sewer	1	1,465	1,172
Water Well, 100 Feet	1	5,734	4,587

Built-Ins

Appliance Allow.	1	2,713	2,170

Fireplaces

Direct-Vented Gas	1	2,963	2,370

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 294,138 235,298

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 400,007

2026 Est. T.C.V. 009-260-020-00 = 621,424

Est. TCV/Total Floor Area = 323.66, Most recent sale 08/03/2017 for 320,000

Parcel Number: 009-260-020-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	297,300	297,300	297,300	189,582	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	13,400	0	0	5,118	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	310,700	310,700	310,700	194,700	194,700	194,700

009-260-021-00	2026 Est. T.C.V.	LINDNER PAMELA & BAENEN PETER E
Property Class: 401		117 S MARK TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 21 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	65.00	143.00	0.9724	0.8892	3800	100		213,569
65 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	213,569

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value

LAND IMPROVE 2500	2,500.00	1	94	2,350

Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 1989

(11) Heating System: Forced Heat & Cool

Ground Area = 1246 SF Floor Area = 1668 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,246		
1 Story	Siding	Overhang	111		
			Total:	231,668	189,958

Other Additions/Adjustments

Exterior

Brick Veneer	704	11,658	9,560

Plumbing

Average Fixture(s)	1	1,422	1,166
3 Fixture Bath	1	4,478	3,672
2 Fixture Bath	1	2,996	2,457

Porches

CCP (1 Story)	25	890	730

Deck

Treated Wood	433	6,621	5,429

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	400	22,312	18,296
Common Wall: 1 Wall	1	-2,589	-2,123
Door Opener	1	527	432

Water/Sewer

Public Sewer	1	1,465	1,201
Water Well, 100 Feet	1	5,734	4,702

Built-Ins

Appliance Allow.	1	2,713	2,225

Fireplaces

Interior 1 Story	1	5,235	4,293

Local Cost Items

SANITARY SEWER	1	0	0	*79% Good

Totals:	295,130	241,998

Notes:

Page: 2

411,397

$$= 627,316$$

Est. TCV/Total Floor Area = 376.09, Most recent sale 06/26/2025 for 674,000

IRM

2.70

Tax Adjustment Losses

78,426

```
->Taxable<-
```

313,700

009-260-022-00	2026 Est. T.C.V.	NENNINGER KENNETH & TRUDY TRUST
Property Class: 401		113 S MARK TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 22 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	70.00	161.00	0.9475	0.9269	3800	100		233,603
70 Actual Front Feet, 0.26 Total Acres							Total Est. Land Value =	233,603

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	768	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1989

(11) Heating System: Forced Heat & Cool

Ground Area = 1110 SF Floor Area = 1110 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,110		
			Total:	156,764	109,735

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Deck

Treated Wood	314	5,366	3,756

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	16,737
Common Wall: 1 Wall	1	-2,589	-1,812
Door Opener	1	527	369

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Local Cost Items

SANITARY SEWER	1	0	0	*79% Good

Totals: 199,790 139,853

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 237,750

2026 Est. T.C.V. 009-260-022-00 = 473,703

Est. TCV/Total Floor Area = 426.76, Most recent sale 05/01/2002 for 178,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
231,900	231,900	231,900	112,381	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	5,000	0	0	3,034	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
236,900	236,900	236,900	115,415	115,415	0	

009-260-023-00	2026 Est. T.C.V.	LUDDEN GERALD D & VIRGINIA L TTEE
Property Class: 401		109 S MARK TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 23 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	75.00	166.00	0.9249	0.9369	3800	100		246,947
75 Actual Front Feet, 0.29 Total Acres							Total Est. Land Value =	246,947

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	33.65	72	50	1,211

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				3,561

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 5 Blt 1988

(11) Heating System: Electric Baseboard

Ground Area = 676 SF Floor Area = 1360 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	676		
1 Story	Siding	Overhang	8		
		Total:		175,494	114,060

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

WPP	160	4,261	2,770
WPP	48	2,152	1,399
WPP	160	4,261	2,770
WPP	120	3,491	2,269
WPP	154	4,161	2,705
WGEP (1 Story)	24	3,423	2,225

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 2 Story	1	7,869	5,115

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals: 220,924 143,590

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 244,103

2026 Est. T.C.V. 009-260-023-00 = 494,611

Est. TCV/Total Floor Area = 363.68

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
241,100	241,100	241,100	117,836	2.70

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-260-023-00

Page: 2

0	6,200	0	0	3,181	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
247,300	247,300	247,300	121,017	121,017	0

009-260-024-00	2026 Est. T.C.V.	KUNKEL BRIAN & JAMIE
Property Class: 402		S MARK TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 24 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	70.00	150.00	0.9475	0.9042	3800	100		227,888
75 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	227,888

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	1500	50	2,167
Wood Frame	28.69	80	50	1,147
Total Estimated Land Improvements				3,314

2026 Est. T.C.V. 009-260-024-00 = 231,202

Est. TCV/Total Floor Area = 170.00, Most recent sale 07/07/2017 for 90,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
121,600	121,600	121,600	45,714	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-6,000	0	0	1,234	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
115,600	115,600	115,600	46,948	46,948	46,948

009-260-025-00	2026 Est. T.C.V.	KUNKEL BRIAN P
Property Class: 401		101 S MARK TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 25 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	63.80	149.00	0.9787	0.9021	3800	100		214,055
60 Actual Front Feet, 0.23 Total Acres								
Total Est. Land Value =								214,055

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	570	100	4,657
D/W/P: 3.5 Concrete	6.58	320	100	2,106
Wood Frame	28.97	99	50	1,434
Total Estimated Land Improvements True Cash Value =				8,197

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 2017

(11) Heating System: Forced Heat & Cool

Ground Area = 1345 SF Floor Area = 2560 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	780		
1 Story	Siding	Crawl Space	175		
2 Story	Siding	Crawl Space	150		
1 Story	Siding	Crawl Space	240		
1 Story	Siding	Overhang	675		
Total:				292,859	278,216

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,351
3 Fixture Bath	1	4,478	4,254

Porches

WCP (1 Story)	156	7,137	6,780

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	675	26,750	25,412
Common Wall: 1 Wall	1	-2,589	-2,460
Door Opener	1	527	501

Water/Sewer

Public Sewer	1	1,465	1,392
Water Well, 50 Feet	1	3,344	3,177

Built-Ins

Appliance Allow.	1	2,713	2,577

Deck

Treated Wood	21	940	893

Totals: 339,046 322,093

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 547,558

2026 Est. T.C.V. 009-260-025-00 = 769,810

Est. TCV/Total Floor Area = 300.71, Most recent sale 07/31/2015 for 107,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
364,100	364,100	364,100	232,410	2.70

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-260-025-00

Page: 2

0	20,800	0	0	6,275	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
384,900	384,900	384,900	238,685	238,685	238,685

009-260-026-00	2026 Est. T.C.V.	WHITE JENNIFER A TRUST
Property Class: 401		6945 W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 26 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	66.40	163.00	0.9651	0.9309	3800	100		226,700
70 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	226,700

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	15.58	150	0	0
D/W/P: 4in Ren. Conc.	8.17	288	0	0
D/W/P: Asphalt Paving	3.10	288	0	0
D/W/P: Patio Blocks	15.58	200	0	0
Wood Frame	29.49	96	50	1,415

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				3,790

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1983

(11) Heating System: Forced Hot Water

Ground Area = 1120 SF Floor Area = 1408 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,120		
1 Story	Siding	Overhang	288		
		Total:		223,916	145,532

Other Additions/Adjustments

Recreation Room	560	10,623	6,905
Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911
Separate Shower	1	1,310	851

Porches

CCP (1 Story)	120	3,497	2,273
WPP	376	6,704	4,358

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	780	35,755	23,241
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	2	1,054	685

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Wood Stove	1	2,503	1,627

Local Cost Items

SANITARY SEWER	1	0	0	*71% Good

Totals: 301,312 195,839

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 332,926

2026 Est. T.C.V. 009-260-026-00 = 563,416

Est. TCV/Total Floor Area = 400.15, Most recent sale 09/22/2017 for 265,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
271,500	271,500	271,500	162,573	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,200	0	0	4,389	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
281,700	281,700	281,700	166,962	166,962	166,962	

009-260-027-00	2026 Est. T.C.V.	SLOBODA DONALD & SALLY
Property Class: 401		6939 W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 27 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	159.00	1.0000	0.9228	3800	100		210,409
60 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	210,409

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	819	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1991

(11) Heating System: Forced Heat & Cool

Ground Area = 896 SF Floor Area = 1344 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	896		
			Total:	187,450	131,214

Other Additions/Adjustments

Recreation Room	180	3,415	2,390
Basement, Outside Entrance, Below Grade	1	2,727	1,909

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Porches

WSEP (1 Story)	320	15,347	10,743

Deck

Treated Wood	154	3,360	2,352

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	572	23,801	16,661
Common Wall: 1 Wall	1	-2,589	-1,812
Door Opener	1	527	369

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals: 249,850 174,894

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 297,320

Parcel Number: 009-260-027-00

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 Est. TCV/Total Floor Area = 379.52, Most recent sale 07/30/2018 for 253,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
245,200	245,200	245,200	155,779	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,800	0	0	4,206	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
255,000	255,000	255,000	159,985	159,985	0	

009-260-028-00	2026 Est. T.C.V.	EMERY SHARON K
Property Class: 401		6929 W REDMAN DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 28 EXC N 10 FT THOF. CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	80.00	140.00	0.9042	0.8826	3800	100		242,622
80 Actual Front Feet,	0.26	Total Acres			Total Est.	Land Value =		242,622

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	168	0	0
D/W/P: 4in Concrete	6.96	288	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	94	1,880
Total Estimated Land Improvements			True Cash Value =	1,880

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 1996

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1152 SF Floor Area = 1152 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,152		
			Total:	157,679	126,143

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Porches

WCP (1 Story)	64	3,898	3,118
WCP (1 Story)	12	888	710

Deck

Treated Wood	448	6,765	5,412
w/Roof (Roof portion)	288	4,406	3,525

Water/Sewer

Public Sewer	1	1,465	1,172
Water Well, 100 Feet	1	5,734	4,587

Built-Ins

Appliance Allow.	1	2,713	2,170

Local Cost Items

SANITARY SEWER	1	0	0	*83% Good

Totals: 189,448 151,557

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 257,647

2026 Est. T.C.V. 009-260-028-00 = 502,149

Est. TCV/Total Floor Area = 435.89, Most recent sale 02/20/2012 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
244,500	244,500	244,500	95,843	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,600	0	2,587	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

251,100	251,100	251,100	98,430	98,430	0

009-260-029-00	2026 Est. T.C.V.	DEHAVEN JAMES G & THERESA D
Property Class: 401		6919 W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 29 & N 10 FT OF LOT 28 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

		* Factors *		IRR SHAPE		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
B 67' @ 3800/FF	40.00	129.00	0.7829	0.8577	3800 100	102,066
F 67' @ 650/	80.75	65.92	0.8137	0.7885	650 100	33,674
121 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =	135,740

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	260	0	0
D/W/P: Asphalt Paving	3.10	350	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C 10 Blt 1991

(11) Heating System: Forced Heat & Cool
 Ground Area = 1232 SF Floor Area = 1232 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,232		
			Total:	189,040	132,329

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Porches

CGEP (1 Story)	270	16,197	11,338

Deck

Treated Wood	280	4,978	3,485

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	672	26,665	18,665
Door Opener	1	527	369

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	2,713	1,899

Local Cost Items

SANITARY SEWER	1	0	0	*66% Good

Totals: 250,829 175,581

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 298,488

2026 Est. T.C.V. 009-260-029-00 = 435,168

Est. TCV/Total Floor Area = 353.22, Most recent sale 08/25/2017 for 162,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-260-029-00

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201,700	201,700	201,700	94,168	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	15,900	0	0	2,542	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
217,600	217,600	217,600	96,710	96,710	96,710

009-260-030-00	2026 Est. T.C.V.	KNAPP DAVID H & DIANE
Property Class: 401		6911 W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 30 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	126.00	1.0000	0.8507	3800	100		193,956
60 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	193,956

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements				970
True Cash Value =				970

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 2001

(11) Heating System: Forced Heat & Cool

Ground Area = 1200 SF Floor Area = 1500 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,200		
			Total:	195,179	156,142

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	2	8,956	7,165

Porches

WCP (1 Story)	320	11,066	8,853
WCP (1 Story)	36	2,691	2,153

Deck

Treated Wood	64	1,953	1,562

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	840	31,130	24,904
Common Wall: 1 Wall	1	-2,589	-2,071
Door Opener	1	527	422

Water/Sewer

Public Sewer	1	1,465	1,172
Water Well, 100 Feet	1	5,734	4,587

Built-Ins

Appliance Allow.	1	2,713	2,170

Fireplaces

Prefab 1 Story	1	2,542	2,034

Local Cost Items

GENERATOR	1	1	1	*100% Good
SANITARY SEWER	1	0	0	*91% Good

Totals: 262,790 210,232

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 357,394

Parcel Number: 009-260-030-00

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 Est. TCV/Total Floor Area = 368.21, Most recent sale 07/30/2021 for 450,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
264,200	264,200	264,200	196,985	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,000	0	0	5,318	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
276,200	276,200	276,200	202,303	202,303	0	

009-260-031-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SMUSZ TERRY & TEDDY HAMILTON
6899 W REDMAN DR
Lake City, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 31 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	137.00	1.0000	0.8760	3800	100		199,722
60 Actual Front Feet, 0.19 Total Acres					Total Est.		Land Value =	199,722

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	46.97	64	0	0
D/W/P: 4in Ren. Conc.	8.17	660	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1978

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1182 SF Floor Area = 1193 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,182		
0.5 Story	Siding	Overhang	22		
			Total:	170,178	110,617

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Porches

WPP	478	8,499	5,524
WCP (1 Story)	112	5,519	3,587
CCP (1 Story)	118	3,443	2,238

Deck

Treated Wood	192	3,882	2,523	
Treated Wood	528	7,545	6,715	*89% Good

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	550	23,188	15,072
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals:	237,367	156,099

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 265,368

2026 Est. T.C.V. 009-260-031-00 = 467,465
 Est. TCV/Total Floor Area = 391.84, Most recent sale 06/27/2024 for 525,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
226,000	226,000	226,000	226,000	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,700	0	0	6,102	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
233,700	233,700	233,700	232,102	232,102	232,102	

009-260-032-00	2026 Est. T.C.V.	WEINBAUM BRANDON J & KAREN Z
Property Class: 401		6889 W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 32 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	118.00	1.0000	0.8314	3800	100		189,554
60 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	189,554

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	774	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1975

(11) Heating System: Forced Heat & Cool

Ground Area = 2058 SF Floor Area = 2058 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,058		
			Total:	235,672	141,404

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711
2 Fixture Bath	1	2,502	1,501

Porches

WPP	278	4,726	2,836

Deck

Treated Wood	96	2,355	1,413

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	572	25,832	15,499

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 100 Feet	1	5,415	3,249

Built-Ins

Appliance Allow.	1	1,897	1,138

Local Cost Items

GENERATOR	1	1	1	*95% Good
SANITARY SEWER	1	0	0	*71% Good

Totals: 280,885 168,532

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 286,504

2026 Est. T.C.V. 009-260-032-00 = 478,433

Est. TCV/Total Floor Area = 232.47, Most recent sale 07/16/2020 for 282,400

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
229,900	229,900	229,900	148,415	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,300	0	0	4,007	0	

Parcel Number: 009-260-032-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
239,200	239,200	239,200	152,422	152,422	0

009-260-033-00	2026 Est. T.C.V.	STRONG MICHAEL & CATHERINE TRUST
Property Class: 401		6879 W REDMAN DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 33 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	105.00	1.0000	0.7981	3800	100		181,966
60 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	181,966

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	762	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 5 Blt 2005

(11) Heating System: Forced Heat & Cool

Ground Area = 1196 SF Floor Area = 2392 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,196		
			Total:	295,522	245,268

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,180
3 Fixture Bath	2	8,956	7,433

Porches

WCP (1 Story)	192	8,262	6,857
WPP	106	3,174	2,634
WCP (1 Story)	35	2,641	2,192

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	728	28,188	23,396
Storage Over Garage	728	9,639	8,000
Door Opener	2	1,054	875

Water/Sewer

Public Sewer	1	1,465	1,216
Water Well, 100 Feet	1	5,734	4,759

Built-Ins

Appliance Allow.	1	2,713	2,252

Breezeways

Frame Wall	96	6,480	5,378

Local Cost Items

SANITARY SEWER	1	0	0	*95% Good

Totals: 375,250 311,440

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 529,448

2026 Est. T.C.V. 009-260-033-00 = 713,914

Est. TCV/Total Floor Area = 298.46, Most recent sale 05/26/2004 for 70,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-260-033-00

Page: 2

	336,500	336,500	336,500	185,104	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	20,500	0	0	4,997	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	357,000	357,000	357,000	190,101	190,101	0

009-260-034-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

DAVIS JASON & MICHELLE
6869 W REDMAN DR
LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 34 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	125.00	1.0000	0.8483	3800	100		193,416
60 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	193,416

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	16	0	0
D/W/P: 3.5 Concrete	6.58	412	0	0
D/W/P: Patio Blocks	15.58	48	0	0
Wood Frame	27.96	120	50	1,677

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				3,577

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1970

(11) Heating System: Electric Baseboard

Ground Area = 1530 SF Floor Area = 1530 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,530		
			Total:	185,013	101,781

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	782
3 Fixture Bath	1	4,478	2,463

Deck

Treated Wood	156	3,388	1,863

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	560	21,067	11,587
Common Wall: 1 Wall	1	-2,139	-1,176
Door Opener	1	527	290

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	567	23,667	13,017

Water/Sewer

Public Sewer	1	1,465	806
Water Well, 100 Feet	1	5,734	3,154

Built-Ins

Appliance Allow.	1	2,713	1,492

Fireplaces

Wood Stove	1	2,503	1,377

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals: 249,838 137,436

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 233,641

Parcel Number: 009-260-034-00

Page: 2

2026 Est. T.C.V. 009-260-034-00 = 430,634
 Est. TCV/Total Floor Area = 281.46, Most recent sale 08/20/2019 for 220,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
209,700	209,700	209,700	124,417	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,600	0	0	3,359	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
215,300	215,300	215,300	127,776	127,776	127,776

009-260-035-00	2026 Est. T.C.V.	DAVIS JASON & MICHELLE
Property Class: 401		W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 35 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	145.00	1.0000	0.8935	3800	100		203,729
55 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	203,729

2026 Est. T.C.V. 009-260-035-00 = 203,729

Est. TCV/Total Floor Area = 133.16, Most recent sale 08/20/2019 for 220,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
107,200	107,200	107,200	38,747	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	-5,300	0	0	1,046	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
101,900	101,900	101,900	39,793	39,793	39,793	

009-260-036-00	2026 Est. T.C.V.	PATRICK BRIAN C
Property Class: 401		6849 W REDMAN DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 36 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	171.00	1.0000	0.9466	3800	100		215,836
55 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	215,836

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	644	94	4,438
Total Estimated Land Improvements				True Cash Value = 4,438

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1972

(11) Heating System: Electric Baseboard

Ground Area = 936 SF Floor Area = 936 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	936		
			Total:	115,108	69,065

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Porches

CCP (1 Story)	39	1,197	718
CGEP (1 Story)	192	11,305	6,783

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	352	13,665	8,199
Door Opener	1	468	281

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	802	27,035	16,221
Door Opener	1	468	281

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 100 Feet	1	5,415	3,249

Built-Ins

Appliance Allow.	1	1,897	1,138

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals: 179,043 107,426

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 182,624

2026 Est. T.C.V. 009-260-036-00 = 402,898

Est. TCV/Total Floor Area = 430.45, Most recent sale 06/07/2007 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
199,100	199,100	199,100	90,035	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	2,300	0	0	2,430	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
201,400	201,400	201,400	92,465	92,465	0	

009-260-037-00	2026 Est. T.C.V.	ZISSLER GAIL M & SCHMEICHEL PAUL E
Property Class: 401		6839 W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 37 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	175.00	1.0000	0.9543	3800	100		217,589
55 Actual Front Feet, 0.25 Total Acres								217,589
Total Est. Land Value =								217,589

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.46	108	72	2,213
Total Estimated Land Improvements True Cash Value =				2,213

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1795 SF Floor Area = 2452 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	962		
1.5 Story	Siding	Crawl Space	352		
1 Story	Siding	Crawl Space	481		
			Total:	286,561	200,593

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995

Porches

WCP (1 Story)	80	4,489	3,142
WCP (1 Story)	192	8,262	5,783

Deck

Treated Wood	159	3,433	2,403

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	896	32,740	22,918
Door Opener	1	527	369

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Interior 1 Story	1	5,235	3,664

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals: 350,191 245,132

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 416,724

2026 Est. T.C.V. 009-260-037-00 = 636,526

Est. TCV/Total Floor Area = 259.59, Most recent sale 07/01/2002 for 160,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
302,000	302,000	302,000	169,066	2.70

Parcel Number: 009-260-037-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	16,300	0	0	4,564	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	318,300	318,300	318,300	173,630	173,630	173,630

009-260-038-00	2026 Est. T.C.V.	VANDERWALL ENTERPRISES LLC
Property Class: 401		6829 W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 38 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	174.00	1.0000	0.9524	3800	100		217,153
60 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	217,153

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	90	71	420
Wood Frame	33.65	72	50	1,211
Total Estimated Land Improvements				1,631

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1973

(11) Heating System: Forced Air w/ Ducts

Ground Area = 720 SF Floor Area = 1080 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	720		
			Total:	134,826	94,379

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995

Porches

WCP (1 Story)	192	8,262	5,783

Deck

Treated Wood	36	1,454	1,018

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	672	26,665	18,665

Door Opener	1	527	369

Water/Sewer

Public Sewer	1	1,465	1,025

Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good

Totals:	183,068	128,147

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 217,850

2026 Est. T.C.V. 009-260-038-00 = 436,634

Est. TCV/Total Floor Area = 404.29, Most recent sale 08/19/2025 for 475,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
213,700	213,700	213,700	213,700	2.70

2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,600	0	4,600	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
218,300	218,300	218,300	219,469	218,300	0

009-260-039-00	2026 Est. T.C.V.	COYNE RONALD L & RUTH M TRUST
Property Class: 401		6819 W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 39 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	164.00	1.0000	0.9329	3800	100		212,701
60 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	212,701

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	46.97	128	0	0
D/W/P: 3.5 Concrete	6.58	2260	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 5 Blt 1995

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1268 SF Floor Area = 1748 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	640		
1 Story	Siding	Crawl Space	404		
1 Story	Siding	Crawl Space	112		
1 Story	Siding	Crawl Space	112		
		Total:		226,957	181,561

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582
2 Fixture Bath	1	2,996	2,397

Deck

Treated Wood	496	7,242	5,794

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	768	29,207	23,366
Common Wall: 1 Wall	1	-2,589	-2,071
Door Opener	2	1,054	843

Water/Sewer

Public Sewer	1	1,465	1,172
Water Well, 100 Feet	1	5,734	4,587

Built-Ins

Appliance Allow.	1	2,713	2,170

Fireplaces

Prefab 2 Story	1	3,109	2,487

Local Cost Items

SANITARY SEWER	1	0	0	*85% Good

Totals:	283,788	227,026

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 385,944

Parcel Number: 009-260-039-00

Page: 2

2026 Est. T.C.V. 009-260-039-00 = 603,395
 Est. TCV/Total Floor Area = 345.19, Most recent sale 11/07/2012 for 242,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
287,700	287,700	287,700	156,489	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	14,000	0	0	4,225	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
301,700	301,700	301,700	160,714	160,714	160,714

009-260-040-00	2026 Est. T.C.V.	TABER JERRY R & BETTY A
Property Class: 401		6809 W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 40 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	149.00	1.0000	0.9021	3800	100		205,679
60 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	205,679

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	675	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1984

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1024 SF Floor Area = 1280 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,024		
			Total:	164,747	115,324

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Deck

Treated Wood	192	3,882	2,717
Treated Wood	56	1,813	1,269
Treated Wood	108	2,618	1,833

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	672	26,665	18,665

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Porches

WCP (1 Story)	24	1,776	1,243

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good

Totals: 217,313 152,119

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 258,602

2026 Est. T.C.V. 009-260-040-00 = 466,656

Est. TCV/Total Floor Area = 364.57

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
226,700	226,700	226,700	89,375	2.70

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-260-040-00

Page: 2

0	6,600	0	0	2,413	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
233,300	233,300	233,300	91,788	91,788	91,788

009-260-041-00	2026 Est. T.C.V.	PERKINS ROBIN & VOLKENING DANA
Property Class: 401		6799 W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 41 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	140.00	1.0000	0.8826	3800	100		201,242
60 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	201,242

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1974

(11) Heating System: Forced Air w/ Ducts

Ground Area = 864 SF Floor Area = 1080 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	864		
			Total:	124,994	81,246

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770
2 Fixture Bath	1	2,502	1,626

Deck

Treated Wood	249	4,502	2,926

Balcony

Wood Balcony	60	2,394	1,556

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	720	22,428	14,578

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 100 Feet	1	5,415	3,520

Built-Ins

Appliance Allow.	1	1,897	1,233

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals: 166,617 108,300

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 184,110

2026 Est. T.C.V. 009-260-041-00 = 386,302

Est. TCV/Total Floor Area = 357.69

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
189,900	189,900	189,900	79,256	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,300	0	2,139	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
193,200	193,200	193,200	81,395	81,395	0

009-260-042-00	2026 Est. T.C.V.	BROWN DALE ERIC & ANGELA B PIETIG
Property Class: 401		6789 W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 42 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	65.00	133.00	0.9724	0.8669	3800	100		208,218
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	208,218

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	296	0	0
Wood Frame	35.03	64	50	1,121

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements				2,071

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 1974

(11) Heating System: Electric Baseboard

Ground Area = 1152 SF Floor Area = 1440 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,152		
			Total:	200,161	140,091

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135
2 Fixture Bath	1	2,996	2,097

Deck

Treated Wood	240	4,500	3,150

Balcony

Wood Balcony	40	1,747	1,223

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	528	20,217	14,152
Door Opener	1	527	369

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Interior 1 Story	1	5,235	3,664

Porches

WPP	24	1,247	873

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals: 252,442 176,687

Notes:

Parcel Number: 009-260-042-00

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ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 300,368

2026 Est. T.C.V. 009-260-042-00	=	510,657
Est. TCV/Total Floor Area = 331.15, Most recent sale 08/04/2023 for 459,900		
MCL 211.27(2) nonconsideration value =	33,800, Adjusted Value =	476,857
2025 Assessed MBOR S.E.V.	Base for Cap IRM	
239,600 239,600 239,600	219,499 2.70	
2026 New Eq. Adjustment Loss	Additions Tax Adjustment Losses	
0 -1,200 0	0 5,926 0	
2026 Assessed MBOR S.E.V.	Capped ->Taxable<- PRE/MBT	
238,400 238,400 238,400	225,425 225,425 0	

009-260-043-00	2026 Est. T.C.V.	BLAKEMORE DAVID D & JULIE K TRUST
Property Class: 401		6779 W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 43 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	118.00	1.0000	0.8314	3800	100		189,554
60 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	189,554

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	2958	50	12,083
Total Estimated Land Improvements				12,083
True Cash Value =				12,083

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 10 Blt 2024

(11) Heating System: Forced Heat & Cool

Ground Area = 1932 SF Floor Area = 4068 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,572		
1 Story	Siding	Crawl Space	360		
1 Story	Siding	Overhang	564		
		Total:		491,733	486,800

Other Additions/Adjustments

Exterior

Stone Veneer	732	26,777	26,509

Plumbing

Average Fixture(s)	1	1,422	1,408
3 Fixture Bath	2	8,956	8,866
2 Fixture Bath	2	5,993	5,933

Water/Sewer

2000 Gal Septic	1	9,318	9,225
Water Well, 100 Feet	1	5,734	5,677

Porches

WGEP (1 Story)	360	25,060	24,809
CCP (1 Story)	48	1,531	1,516
CPP	736	9,884	9,785

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	564	21,173	20,961
Common Wall: 2 Wall	1	-4,279	-4,236
Door Opener	2	1,054	1,043

Built-Ins

Appliance Allow.	1	2,713	2,686

Fireplaces

Prefab 2 Story	1	3,109	3,078

Local Cost Items

GENERATOR	1	1	1	*100% Good

Totals: 610,179 604,061

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 1,026,904

Parcel Number: 009-260-043-00

Page: 2

2026 Est. T.C.V. 009-260-043-00 = 1,228,541
 Est. TCV/Total Floor Area = 302.00, Most recent sale 02/22/2021 for 184,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
570,600	570,600	570,600	450,607	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	43,700	0	0	12,166	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
614,300	614,300	614,300	462,773	462,773	0

009-260-044-00	2026 Est. T.C.V.	SCHWARTZ KEVEN E
Property Class: 401		6769 W REDMAN DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 44 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	62.00	129.00	0.9886	0.8577	3800	100		199,773
62 Actual Front Feet, 0.18 Total Acres								
Total Est. Land Value =								199,773

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	700	73	3,362
Total Estimated Land Improvements True Cash Value =				3,362

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C -5 Blt 1974

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1212 SF Floor Area = 1404 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.25 Story	Siding	Crawl Space	768			
1 Story	Siding	Crawl Space	244			*84% Good
1 Story	Siding	Crawl Space	200			*75% Good
Total:				172,659	120,429	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Porches

WPP	120	3,491	2,269

Deck

Treated Wood	96	2,414	1,569	
Treated Wood	120	2,840	2,386	*84% Good

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	21,479	15,894	*74% Good

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals:	220,604	154,065

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 261,911

2026 Est. T.C.V. 009-260-044-00	=	465,046

Est. TCV/Total Floor Area = 331.23

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
225,000	225,000	225,000	120,047	2.70

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-260-044-00

Page: 2

0	7,500	0	0	3,241	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
232,500	232,500	232,500	123,288	123,288	0

009-260-045-00	2026 Est. T.C.V.	HOEKWATER ELAINE E
Property Class: 401		6770 W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 45 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

LAKE FRONTAGE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	83.00	143.00	0.8926	0.8892	4100	100		270,112
83 Actual Front Feet, 0.27 Total Acres								
Total Est. Land Value =								270,112

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	187	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1973

(11) Heating System: Electric Baseboard

Ground Area = 792 SF Floor Area = 1188 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	792		
Total:				153,710	115,273

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
2 Fixture Bath	1	2,996	2,247

Porches

WGEP (1 Story)	160	13,800	10,350

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	480	18,926	14,194

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 50 Feet	1	3,344	2,508

Built-Ins

Appliance Allow.	1	2,713	2,035

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals: 198,376 148,772

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 252,912

2026 Est. T.C.V. 009-260-045-00 = 523,964

Est. TCV/Total Floor Area = 441.05, Most recent sale 08/04/2023 for 504,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
245,700	245,700	245,700	245,700	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,300	0	6,633	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
262,000	262,000	262,000	252,333	252,333	252,333

009-260-046-00	2026 Est. T.C.V.	THAYER RANDY J TRUST
Property Class: 401		6760 W REDMAN DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 46 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

LAKE FRONTAGE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	79.67	147.00	0.9055	0.8978	4100	100		265,563
83 Actual Front Feet, 0.26 Total Acres								
Total Est. Land Value =								265,563

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	1200	0	0
Wood Frame	29.49	96	25	708
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,208

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 2004

(11) Heating System: Forced Heat & Cool
 Ground Area = 1260 SF Floor Area = 1740 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Wood Bsmnt.	1,260		
1 Story	Siding	Overhang	480		
Total:				246,201	196,946

Other Additions/Adjustments

Recreation Room	840	15,935	12,748

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582
2 Fixture Bath	1	2,996	2,397

Porches

WPP	504	8,951	7,161

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	828	37,351	29,881
Common Wall: 1 Wall	1	-2,589	-2,071
Door Opener	2	1,054	843

Water/Sewer

Public Sewer	1	1,465	1,172
Water Well, 100 Feet	1	5,734	4,587

Built-Ins

Appliance Allow.	1	2,713	2,170

Fireplaces

Direct-Vented Gas	2	5,927	4,742

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	331,638	265,296

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 451,003

Parcel Number: 009-260-046-00

Page: 2

2026 Est. T.C.V. 009-260-046-00 = 719,774
 Est. TCV/Total Floor Area = 413.66, Most recent sale 04/01/2004 for 165,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
339,600	339,600	339,600	213,893	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	20,300	0	0	5,775	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
359,900	359,900	359,900	219,668	219,668	0

009-260-047-00	2026 Est. T.C.V.	KLIEN EDWARD R
Property Class: 401		6750 W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 47 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

LAKE FRONTAGE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	71.00	137.00	0.9428	0.8760	4100	100		240,407
71 Actual Front Feet, 0.22 Total Acres								
Total Est. Land Value =								240,407

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1268	71	5,546
Total Estimated Land Improvements True Cash Value =				5,546

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls CD Blt 1977

(11) Heating System: Electric Baseboard

Ground Area = 952 SF Floor Area = 1456 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	672		
1 Story	Siding	Crawl Space	280		
			Total:	158,640	111,047

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	829
2 Fixture Bath	1	2,502	1,751

Porches

CGEP (1 Story)	112	7,801	5,461
WGEP (1 Story)	136	11,420	7,994

Deck

Treated Wood	374	5,883	4,118

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	432	17,634	12,344
Common Wall: 2 Wall	1	-4,835	-3,384

Water/Sewer

Public Sewer	1	1,300	910
Water Well, 100 Feet	1	5,415	3,790

Built-Ins

Appliance Allow.	1	1,897	1,328

Fireplaces

Exterior 2 Story	1	6,914	4,840

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals: 215,756 151,028

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 256,747

2026 Est. T.C.V. 009-260-047-00 = 502,700

Est. TCV/Total Floor Area = 345.26

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
234,900	234,900	234,900	106,875	2.70

Parcel Number: 009-260-047-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	16,500	0	0	2,885	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	251,400	251,400	251,400	109,760	109,760	109,760

009-260-048-00	2026 Est. T.C.V.	IACOVONI DAVID D & ROBERTA J
Property Class: 401		6740 W REDMAN DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 48 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

LAKE FRONTAGE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	70.00	118.00	0.9475	0.8314	4100	100		226,073
70 Actual Front Feet,		0.19	Total Acres				Total Est. Land Value =	226,073

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	776	50	2,510
Wood Frame	26.22	96	50	1,258
Total Estimated Land Improvements				True Cash Value = 3,768

Cost Est. for Res. Bldg: 1 Single Family 2S Cls CD Blt 1980

(11) Heating System: Forced Heat & Cool

Ground Area = 896 SF Floor Area = 1792 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	896		
			Total:	197,435	138,204

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	829
3 Fixture Bath	1	3,721	2,605

Porches

CGEP (1 Story)	144	9,239	6,467
WGEP (1 Story)	196	14,373	10,061

Deck

Treated Wood	308	5,177	3,624

Balcony

Wood Balcony	40	1,596	1,117

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	19,077	14,117	*74% Good

Water/Sewer

Public Sewer	1	1,300	910
Water Well, 100 Feet	1	5,415	3,790

Built-Ins

Appliance Allow.	1	1,897	1,328

Breezeways

Frame Wall	72	3,352	2,346

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals: 263,767 185,398

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 315,177

2026 Est. T.C.V. 009-260-048-00 = 545,018

Est. TCV/Total Floor Area = 304.14, Most recent sale 06/01/2001 for 239,900

Parcel Number: 009-260-048-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	241,100	241,100	241,100	144,245	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	17,300	16,500	2,400	17,300	3,855	1,436
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	272,500	272,500	272,500	163,964	163,964	0

009-260-049-00	2026 Est. T.C.V.	MARKHAM-PHILLIPS MELINDA &
Property Class: 401		6730 W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 49 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

LAKE FRONTAGE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	65.00	113.00	0.9724	0.8189	4100	100		212,201
65 Actual Front Feet, 0.17 Total Acres								
Total Est. Land Value =								212,201

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	339	50	1,115
Total Estimated Land Improvements True Cash Value =				1,115

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 10 Blt 1975

(11) Heating System: Electric Baseboard

Ground Area = 816 SF Floor Area = 1428 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	816		
Total:				191,489	124,457

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Porches

WCP (1 Story)	30	2,366	1,538

Deck

Treated Wood	439	6,682	4,343

Balcony

Wood Balcony	48	2,097	1,363

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	384	16,247	10,561

Water/Sewer

Public Sewer	1	1,465	952

Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals: 230,215 149,628

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 254,368

2026 Est. T.C.V. 009-260-049-00 = 467,684

Est. TCV/Total Floor Area = 327.51, Most recent sale 06/10/2021 for 270,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
217,400	217,400	217,400	142,838	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	16,400	0	0	3,856	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
233,800	233,800	233,800	146,694	146,694	146,694	

009-260-050-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WEBSTER DALE A & SHARON TRUSTS
6720 W REDMAN DR
LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 50 & E 1/2 OF LOT 51 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

LAKE FRONTAGE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	93.00	118.00	0.8578	0.8314	4100	100		271,925
93 Actual Front Feet, 0.25 Total Acres					Total Est.		Land Value =	271,925

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	840	78	4,311
Total Estimated Land Improvements True Cash Value =				4,311

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls	C	Blt	1988

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1889 SF Floor Area = 1889 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost	New	Depr.	Cost
1 Story	Siding	Basement	1,889				
			Total:	276,794		179,916	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

CGEP (1 Story)	100	8,080	5,252
CCP (1 Story)	24	1,185	770

Deck

Treated Wood	160	3,446	2,240
Treated Wood	492	7,203	4,682

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	15,541
Common Wall: 1 Wall	1	-2,589	-1,683

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals:	340,228	221,147

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 375,950

2026 Est. T.C.V. 009-260-050-00	=	652,186

Est. TCV/Total Floor Area = 345.25

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM

Parcel Number: 009-260-050-00

Page: 2

	302,700	302,700	302,700	180,665	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	23,400	0	0	4,877	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	326,100	326,100	326,100	185,542	185,542	185,542

009-260-051-00	2026 Est. T.C.V.	MCFARLAND HOWARD & THERESA TRUST
Property Class: 401		6700 W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W W 1/2 OF LOT 51, LOT 52 & E 1/2 OF LOT 53. CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
 * Factors * LOT 51 & 1/3 OF EA 52 & 50

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	124.00	128.00	0.7756	0.8554	4100	100		337,306
124 Actual Front Feet,	0.36	Total Acres			Total Est. Land Value =			337,306

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	2020	50	8,251
D/W/P: Brick on Sand	18.00	81	50	729
D/W/P: 4in Concrete	6.96	48	50	167
Total Estimated Land Improvements True Cash Value =				9,147

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1975

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
	Base Cost		552	20,860	13,559
Class: C Exterior: Pole (Unfinished)					
	Base Cost		960	23,434	15,232
Deck					
	w/Roof (Roof portion)		336	5,074	3,298
Local Cost Items					
	SANITARY SEWER		1	0	0 *81% Good
Totals:				49,368	32,089

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 54,551

Cost Est. for Res. Bldg: 2 Single Family 1.25S Cls C 5 Blt 2025

(11) Heating System: Forced Heat & Cool
 Ground Area = 1484 SF Floor Area = 2421 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	768		
1 Story	Siding	Basement	448		
1 Story	Siding	Crawl Space	268		
1 Story	Siding	Overhang	745		
Total:				319,212	315,991
Other Additions/Adjustments					
Plumbing					
	Average Fixture(s)		1	1,422	1,408
	3 Fixture Bath		2	8,956	8,866

Porches

Parcel Number: 009-260-051-00

Page: 2

CCP (1 Story)	168	4,748	4,701
CCP (1 Story)	69	2,125	2,104
WPP	16	831	823

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	994	43,159	42,727
Common Wall: 1 Wall	1	-2,589	-2,563
Door Opener	2	1,054	1,043

Water/Sewer

Public Sewer	1	1,465	1,450
Water Well, 150 Feet	1	8,441	8,357

Built-Ins

Appliance Allow.	1	2,713	2,686

Totals:	391,537	387,593

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 658,908
 90% Completed => Est. True Cash Value 2026 = 593,017

2026 Est. T.C.V. 009-260-051-00	=	994,021

Est. TCV/Total Floor Area = 410.58

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
460,300	460,300	460,300	284,035	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
29,600	7,100	0	29,600	7,668	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
497,000	497,000	497,000	321,303	321,303	321,303	

009-260-054-00	2026 Est. T.C.V.	IRRER DANIEL L & CATHERINE M
Property Class: 401		6680 W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 54 & W 1/2 OF LOT 53 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	92.00	128.00	0.8610	0.8554	4100	100		277,819
92 Actual Front Feet, 0.27 Total Acres							Total Est. Land Value =	277,819

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	539	50	2,202
D/W/P: 4in Ren. Conc.	8.17	64	50	261
D/W/P: Patio Blocks	15.58	46	50	358
Total Estimated Land Improvements				2,821

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1974

(11) Heating System: Forced Heat & Cool

Ground Area = 1623 SF Floor Area = 1623 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,007		
1 Story	Siding	Slab	616		
		Total:		227,323	147,748

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

WGEP (1 Story)	187	15,313	9,953
WCP (1 Story)	153	7,035	4,573
CCP (1 Story)	60	1,870	1,215

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	416	17,123	11,130

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Deck

Composite	290	5,527	3,593

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals:	295,238	191,892

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 326,216

Parcel Number: 009-260-054-00

Page: 2

 Est. TCV/Total Floor Area = 373.91, Most recent sale 06/28/2021 for 420,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
283,800	283,800	283,800	223,498	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	19,600	0	0	6,034	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
303,400	303,400	303,400	229,532	229,532	0	

009-260-055-00	2026 Est. T.C.V.	OUTWATER BENJAMINE & KRISTEN &
Property Class: 401		6670 W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 55 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	61.00	109.00	0.9942	0.8086	4100	100		201,067
61 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	201,067

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	800	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1969

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1552 SF Floor Area = 2056 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	1,008			
1 Story	Siding	Crawl Space	280			
1 Story	Siding	Crawl Space	264			
		Total:		258,446	174,907	*85% Good

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911
2 Fixture Bath	1	2,996	1,947

Porches

WPP	25	1,452	944

Deck

Pine w/Roof (Deck Portion)	250	3,685	2,395
Pine w/Roof (Roof portion)	250	3,953	2,569

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	504	21,864	18,584	*85% Good

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 308,208 211,623

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 359,759

2026 Est. T.C.V. 009-260-055-00 = 562,726

Est. TCV/Total Floor Area = 273.70, Most recent sale 08/30/2013 for 265,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-260-055-00

Page: 2

	261,200	261,200	261,200	155,965	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	20,200	0	0	4,211	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	281,400	281,400	281,400	160,176	160,176	0

009-260-057-00	2026 Est. T.C.V.	GREENLEE GERALD E & CHARLOTTE TRUST
Property Class: 401		6650 W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOTS 56 & 57 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
* Factors * LOTS 57 & 58

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	139.00	96.00	0.7452	0.7735	4100	100		328,497
139 Actual Front Feet, 0.31 Total Acres								
Total Est. Land Value =								328,497

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	800	71	3,737
Total Estimated Land Improvements True Cash Value =				3,737

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1977

(11) Heating System: Forced Hot Water
Ground Area = 1877 SF Floor Area = 1877 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,877		
Total:				261,907	170,235

Other Additions/Adjustments

Exterior			
Brick Veneer	480	7,949	5,167

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911
2 Fixture Bath	1	2,996	1,947

Porches

CCP (1 Story)	390	10,027	6,518
CCP (1 Story)	150	4,280	2,782

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	648	20,399	13,259
Door Opener	1	415	270

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals: 327,782 213,054

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 362,192

2026 Est. T.C.V. 009-260-057-00 = 694,426

Est. TCV/Total Floor Area = 369.97

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
324,900	324,900	324,900	176,236	2.70

Parcel Number: 009-260-057-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	22,300	0	0	4,758	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	347,200	347,200	347,200	180,994	180,994	180,994

009-260-062-00	2026 Est. T.C.V.	BEDELL NEIL & KAREN V
Property Class: 401		6870 W REDMAN DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 62 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	60.00	100.19	1.0394	0.9129	650	100		37,004
60 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	37,004

Cost Est. for Res. Bldg: 1	Single Family	GRG		Cls CD	Blt 0

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Pole (Unfinished)					
Base Cost			480	12,600	10,710
Class: CD Exterior: Pole (Unfinished)					
Base Cost			1120	23,733	20,173
Totals:				36,333	30,883

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 37,986

2026 Est. T.C.V.	009-260-062-00	=	74,990
Est. TCV/Total Floor Area = 0.00, Most recent sale 08/04/2023 for 75,500			
2025 Assessed	MBOR	S.E.V.	Base for Cap
31,400	31,400	31,400	24,125
			2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	6,100	0	651
2026 Assessed	MBOR	S.E.V.	Capped
37,500	37,500	37,500	24,776
			24,776
			PRE/MBT
			0

009-260-063-00	2026 Est. T.C.V.	BEDELL NEIL & KAREN V
Property Class: 402		W REDMAN DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 63 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	60.00	99.46	1.0394	0.9105	650	100		36,909
60 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	36,909

2026 Est. T.C.V. 009-260-063-00 = 36,909

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/04/2023 for 75,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
14,200	14,200	14,200	8,969	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	4,300	0	0	242	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,500	18,500	18,500	9,211	9,211	0	

009-260-064-00	2026 Est. T.C.V.	WOODRING KODY & WOODRING ROBERT JR
Property Class: 401		6844 W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 64 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
* Factors * 60X104 IRR M/L

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	60.00	104.00	1.0394	0.9249	650	100		37,490
60 Actual Front Feet,	0.14	Total Acres			Total Est.		Land Value =	37,490

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	31.56	70	0	0
D/W/P: 3.5 Concrete	6.16	2000	0	0
Wood Frame	28.69	80	77	1,767

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	94	1,880
Total Estimated Land Improvements				3,647

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 2000

(11) Heating System: Forced Heat & Cool
Ground Area = 1976 SF Floor Area = 1976 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,976		
			Total:	227,829	170,870

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	889
3 Fixture Bath	1	3,721	2,791
Separate Shower	1	1,146	859

Water/Sewer

Public Sewer	1	1,300	975
Water Well, 100 Feet	1	5,415	4,061

Built-Ins

Appliance Allow.	1	1,897	1,423

Fireplaces

Prefab 1 Story	1	2,147	1,610

Deck

Treated Wood	16	702	526

Local Cost Items

SANITARY SEWER	1	0	0	*82% Good

Totals: 245,342 184,004

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.990 => TCV: 182,164

2026 Est. T.C.V. 009-260-064-00 = 223,301

Est. TCV/Total Floor Area = 113.01, Most recent sale 09/12/2023 for 157,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
86,100	86,100	86,100	84,026	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	25,600	0	0	2,268	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
111,700	111,700	111,700	86,294	86,294	0	

009-260-065-00	2026 Est. T.C.V.	SCHMEICHEL PAUL E & ZISSLER GAIL M
Property Class: 402		W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 65 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	57.00	132.21	1.0582	1.0059	650	100		39,438
57 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	39,438

2026 Est. T.C.V. 009-260-065-00 = 39,438

Est. TCV/Total Floor Area = 19.96, Most recent sale 09/09/2023 for 21,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
15,200	15,200	15,200	9,279	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	4,500	0	0	250	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,700	19,700	19,700	9,529	9,529	9,529	

009-260-066-00	2026 Est. T.C.V.	BLAKEMORE DAVID D & JULIE K
Property Class: 402		6830 W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 66, CLAYTON'S HARBOR.

Split/Comb. on 10/09/2007 completed 10/09/2007 RAY ;
 Parent Parcel(s): 009-260-066-00;
 Child Parcel(s): 009-260-067-00;

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors * 57X 111.7 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	57.00	135.26	1.0582	1.0140	650	100		39,755
57 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	39,755

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	35.72	60	50	1,071
Total Estimated Land Improvements			True Cash Value =	1,071

2026 Est. T.C.V. 009-260-066-00 = 40,826

Est. TCV/Total Floor Area = 20.66, Most recent sale 04/14/2025 for 66,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
15,300	15,300	15,300	9,279	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
500	4,600	0	500	10,621	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,400	20,400	20,400	10,029	20,400	0	

009-260-067-00	2026 Est. T.C.V.	BEDELL NEIL V & KAREN V
Property Class: 401		6810 W REDMAN DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

2013-02353 WD TOWNSHIP OF LAKE COUNTY MISSAUKEE STATE OF MICHIGAN Lots 67 and 68
in the Plat of Clayton's Harbor.

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOTS 67 & 68. CLAYTON'S HARBOR.
2007 SPLIT FROM 009-260-066-00 FOR 2008.

Split/Comb. on 10/09/2007 completed 10/09/2007 RAY ;
Parent Parcel(s): 009-260-066-00;
Child Parcel(s): 009-260-067-00;

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
* Factors * 2 LOTS: 150X68 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	126.00	80.90	0.8017	0.8470	650	100		55,613
126 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	55,613

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	1428	50	4,969
D/W/P: Brick on Sand	18.00	20	50	180
D/W/P: Patio Blocks	15.58	141	50	1,098
D/W/P: Crushed Rock	2.26	308	50	348
Wood Frame	29.49	96	50	1,415
Wood Frame	24.21	240	50	2,905
Total Estimated Land Improvements				10,915

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1972

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1176 SF Floor Area = 1176 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,176		
			Total:	152,527	99,154

Other Additions/Adjustments

Exterior			
Brick Veneer	192	3,180	2,067

Plumbing			
Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches			
WCP (1 Story)	48	3,193	2,075

Deck			
Treated Wood	175	3,651	2,373
Treated Wood	32	1,353	879

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	864	31,804	20,673

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Parcel Number: 009-260-067-00

Page: 2

Fireplaces

Prefab 1 Story	1	2,542	1,652

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	214,062	139,150

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 171,155

2026 Est. T.C.V. 009-260-067-00 = 237,683

Est. TCV/Total Floor Area = 202.11, Most recent sale 07/11/2013 for 84,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
100,700	100,700	100,700	52,370	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	18,100	0	0	1,413	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
118,800	118,800	118,800	53,783	53,783	0

009-270-001-00	2026 Est. T.C.V.	HENIGE GARY E & SANDRA M TRUST
Property Class: 401		410 S OAK DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 3 T22N R8W LOT 1 CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	50.00	130.00	1.0000	0.9816	1900	100		93,256
50 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	93,256

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	112	0	0
Metal Prefab	23.51	54	94	1,194

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,144

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1976

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 864 SF Floor Area = 1080 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	864		
			Total:	137,753	96,428

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
2 Fixture Bath	1	2,996	2,097

Porches

CCP (1 Story)	96	2,851	1,996
CGEP (1 Story)	192	12,776	8,943

Deck

Treated Wood	120	2,840	1,988
Treated Wood	32	1,353	947

Balcony

Wood Balcony	18	786	550

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	528	20,217	14,152
Storage Over Garage	264	3,495	2,446

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals: 196,401 137,480

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 233,716

Parcel Number: 009-270-001-00

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2026 Est. T.C.V. 009-270-001-00 = 329,116
 Est. TCV/Total Floor Area = 304.74, Most recent sale 10/01/2000 for 120,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
127,900	127,900	127,900	92,664	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	36,700	0	0	2,501	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
164,600	164,600	164,600	95,165	95,165	0

009-270-002-00	2026 Est. T.C.V.	THORNTON MARLYN K FAMILY TRUST
Property Class: 401		400 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 2 CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	50.00	125.00	1.0000	0.9721	1900	100		92,346
50 Actual Front Feet, 0.14 Total Acres								92,346
Total Est. Land Value =								92,346

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	104	50	342
D/W/P: Asphalt Paving	3.10	426	50	660
Total Estimated Land Improvements True Cash Value =				1,002

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1967

(11) Heating System: Forced Heat & Cool

Ground Area = 960 SF Floor Area = 960 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	960		
Total:				137,305	89,248

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Porches

WGEP (1 Story)	220	17,109	11,121
CPP	144	2,907	1,890

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	784	26,734	17,377

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Deck

Composite	298	5,635	3,663

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 205,021 133,264

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 226,549

2026 Est. T.C.V. 009-270-002-00 = 319,897

Est. TCV/Total Floor Area = 333.23

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
124,100	124,100	124,100	64,503	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	35,800	0	0	1,741	0	

Parcel Number: 009-270-002-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
159,900	159,900	159,900	66,244	66,244	0

009-270-003-00	2026 Est. T.C.V.	EHLERS GEOFFREY A & JANIS L TRUST
Property Class: 401		390 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 3 CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	50.00	118.00	1.0000	0.9582	1900	100		91,025
50 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	91,025

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	351	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1944

(11) Heating System: Forced Heat & Cool

Ground Area = 709 SF Floor Area = 709 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	709		
			Total:	90,057	58,538

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Common Wall: 2 Wall	1	-4,835	-3,143
Base Cost	110	5,513	3,583

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Exterior 1 Story	1	5,597	3,638

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 104,058 67,638

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 114,985

2026 Est. T.C.V. 009-270-003-00 = 206,960

Est. TCV/Total Floor Area = 291.90, Most recent sale 10/15/2018 for 145,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
79,100	79,100	79,100	62,359	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	24,400	0	1,683	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
103,500	103,500	103,500	64,042	64,042	0

009-270-004-00	2026 Est. T.C.V.	GIZINSKI CLAUDIA L TRUST
Property Class: 401		380 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 4 CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	50.00	112.00	1.0000	0.9457	1900	100		89,845
50 Actual Front Feet, 0.13 Total Acres								89,845
Total Est. Land Value =								89,845

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	400	50	1,634
Total Estimated Land Improvements True Cash Value =				1,634

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1963

(11) Heating System: Forced Heat & Cool

Ground Area = 1320 SF Floor Area = 1710 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	540		
1.5 Story	Siding	Crawl Space	780		
			Total:	214,673	171,737

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Porches

WGEP (1 Story)	90	9,545	7,636

Deck

Treated Wood	516	7,430	5,944

Water/Sewer

Public Sewer	1	1,465	1,172
Water Well, 50 Feet	1	3,344	2,675

Built-Ins

Appliance Allow.	1	2,713	2,170

Fireplaces

Exterior 1 Story	1	6,387	5,110

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 251,457 201,164

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 341,979

2026 Est. T.C.V. 009-270-004-00 = 433,458

Est. TCV/Total Floor Area = 253.48

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
167,600	167,600	167,600	131,089	2.70		
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	49,100	0	0	3,539	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
216,700	216,700	216,700	134,628	134,628	134,628	

009-270-005-00	2026 Est. T.C.V.	ROBINSON BARRY C & MARIBETH
Property Class: 401		370 S OAK DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 3 T22N R8W LOT 5 CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	50.00	106.00	1.0000	0.9328	1900	100		88,617
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	88,617

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	14.26	48	71	486
Total Estimated Land Improvements				True Cash Value = 486

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1954

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1014 SF Floor Area = 1014 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,014		
			Total:	124,110	80,671

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Deck

Treated Wood	392	6,064	3,942
Treated Wood	24	1,052	684

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Exterior 1 Story	1	5,597	3,638

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 144,549 93,957

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 159,727

2026 Est. T.C.V. 009-270-005-00 = 248,830

Est. TCV/Total Floor Area = 245.39, Most recent sale 01/21/2005 for 175,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
95,500	95,500	95,500	75,661	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	28,900	0	0	2,042	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
124,400	124,400	124,400	77,703	77,703	0	

009-270-006-00	2026 Est. T.C.V.	BLACKHURST JUDITH S TRUST
Property Class: 401		360 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 3 T22N R8W LOTS 6 & 7 EXC N 25 FT OF LOT 7. CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	79.00	103.00	1.0000	0.9261	1900	100		139,014
79 Actual Front Feet, 0.19 Total Acres								Total Est. Land Value = 139,014

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	440	71	2,055
Total Estimated Land Improvements True Cash Value =				2,055

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1967

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1555 SF Floor Area = 1555 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,555		
			Total:	205,345	133,474

Other Additions/Adjustments

Exterior			
Stone Veneer	116	4,243	2,758

Plumbing			
Average Fixture(s)	1	1,422	924

Porches			
WPP	439	7,814	5,079
WPP	450	8,006	5,204

Deck			
Treated Wood	156	3,388	2,202
Treated Wood	382	6,101	3,966

Water/Sewer			
Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins			
Appliance Allow.	1	2,713	1,763

Fireplaces			
Exterior 1 Story	1	6,387	4,152

Local Cost Items				
SANITARY SEWER	1	0	0	*86% Good

Totals: 250,228 162,648

Notes: PRIMARY DWELLING

ECF (4085 CROOKED LAKE) 1.700 => TCV: 276,502

Cost Est. for Res. Bldg: 2 Single Family 1S Cls C Blt 1989

(11) Heating System: Electric Wall Heat
 Ground Area = 0 SF Floor Area = 438 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Parcel Number: 009-270-006-00

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Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Overhang	438		
			Total:	38,010	24,706

Other Additions/Adjustments

Plumbing

3 Fixture Bath	1	-4,478	-2,911

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	584	24,137	15,689

Water/Sewer

Public Sewer	1	1,465	952

Totals:	59,134	38,436

Notes: D.G. W/ BONUS ROOM

ECF (4085 CROOKED LAKE) 1.700 => TCV: 65,341

2026 Est. T.C.V. 009-270-006-00

= 482,912

Est. TCV/Total Floor Area = 242.30

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
187,300	187,300	187,300	93,052	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	54,200	0	0	2,512	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
241,500	241,500	241,500	95,564	95,564	0	

009-270-008-00	2026 Est. T.C.V.	HAWKINS MATTHEW B & KRYSTAL L
Property Class: 401		340 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 8 & N 25 FT OF LOT 7. CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	75.00	104.00	1.0000	0.9284	1900	100		132,294
75 Actual Front Feet, 0.18 Total Acres					Total Est.		Land Value =	132,294

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1978

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 768 SF Floor Area = 960 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	768		
			Total:	127,360	82,784

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Deck

Treated Wood	486	7,144	4,644

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*90% Good

Totals: 152,225 98,946

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 168,208

2026 Est. T.C.V. 009-270-008-00 = 300,502

Est. TCV/Total Floor Area = 313.02

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
115,000	115,000	115,000	66,353	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	35,300	0	1,791	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
150,300	150,300	150,300	68,144	68,144	0	

009-270-009-00	2026 Est. T.C.V.	HICKS JAMES RUSSELL & BARBARA L TR
Property Class: 401		330 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 9 CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	50.00	105.00	1.0000	0.9306	1900	100		88,407
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	88,407

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.92	581	46	1,582
Total Estimated Land Improvements				True Cash Value = 1,582

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1964

(11) Heating System: Wall/Floor Furnace
 Ground Area = 728 SF Floor Area = 910 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Block	Crawl Space	728		
			Total:	104,774	68,103

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,138	740

Porches

CGEP (1 Story)	208	11,488	7,467

Water/Sewer

Public Sewer	1	1,249	812
Water Well, 50 Feet	1	3,212	2,088

Built-Ins

Appliance Allow.	1	1,822	1,184

Fireplaces

Interior 1 Story	1	4,427	2,878

Unit-in-Place Cost Items

ROOF STRUCTURE	9	9	6	*71% Good

Local Cost Items

SANITARY SEWER	1	0	0	*90% Good

Totals: 128,119 83,278

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 141,572

2026 Est. T.C.V. 009-270-009-00 = 231,561

Est. TCV/Total Floor Area = 254.46, Most recent sale 07/09/2009 for 50,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
90,000	90,000	90,000	72,980	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	25,800	0	0	1,970	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
115,800	115,800	115,800	74,950	74,950	0

009-270-010-00	2026 Est. T.C.V.	BERRY DIANNE A
Property Class: 401		320 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 10 CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	50.00	105.00	1.0000	0.9306	1900	100		88,407
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	88,407

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.85	312	0	0
D/W/P: 3.5 Concrete	6.31	200	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements			True Cash Value =	2,350

Cost Est. for Res. Bldg: 1 Single Family 1+S Cls C -5 Blt 1950

(11) Heating System: Wall/Floor Furnace
 Ground Area = 576 SF Floor Area = 576 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Block	Slab	576		
			Total:	81,666	53,083

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,366	888

Porches

CGEP (1 Story)	216	13,351	8,678

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	884	28,111	18,272
Door Opener	1	506	329

Water/Sewer

Public Sewer	1	1,407	915
Water Well, 100 Feet	1	5,507	3,580

Built-Ins

Appliance Allow.	1	2,605	1,693

Fireplaces

Exterior 1 Story	1	6,134	3,987

Local Cost Items

SANITARY SEWER	1	0	0	*90% Good

Totals:	140,653	91,425

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 155,423

2026 Est. T.C.V. 009-270-010-00 = 246,180

Est. TCV/Total Floor Area = 427.40, Most recent sale 06/14/2018 for 219,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
97,700	97,700	97,700	89,050	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	25,400	0	2,404	0

Parcel Number: 009-270-010-00

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2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
123,100	123,100	123,100	91,454	91,454	0

009-270-011-00	2026 Est. T.C.V.	BAAS MATTHEW & KAITLYN
Property Class: 401		310 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 3 T22N R8W LOTS 11 & 12. CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	100.00	106.00	0.9457	0.9328	1900	100		167,618
100 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	167,618

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Picket, 30-40	14.50	180	50	1,305
D/W/P: Patio Blocks	14.97	340	50	2,545
D/W/P: Asphalt Paving	2.98	1600	50	2,384
Wood Frame	27.65	100	50	1,382
Total Estimated Land Improvements True Cash Value =				7,616

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1950

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1047 SF Floor Area = 1947 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Block	Slab	900		
1 Story	Siding	Slab	147		
Total:				223,810	145,476

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,366	888
2 Fixture Bath	1	2,878	1,871

Porches

CGEP (1 Story)	300	16,587	10,782
CCP (1 Story)	108	3,048	1,981

Deck

Treated Wood	360	5,638	3,665

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	294	14,859	9,658
Common Wall: 1 Wall	1	-2,486	-1,616

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	600	23,604	15,343
Door Opener	1	506	329

Water/Sewer

Public Sewer	1	1,407	915
Water Well, 50 Feet	1	3,212	2,088

Built-Ins

Appliance Allow.	1	2,605	1,693

Fireplaces

Exterior 2 Story	1	7,557	4,912

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good

Totals:	304,591	197,985

Notes:

Parcel Number: 009-270-011-00

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ECF (4085 CROOKED LAKE) 1.700 => TCV: 336,575

2026 Est. T.C.V. 009-270-011-00	=	511,809
Est. TCV/Total Floor Area = 262.87, Most recent sale 08/15/2025 for 512,500		
2025 Assessed	MBOR	S.E.V.
211,900	211,900	211,900
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	44,000	0
		44,000
2026 Assessed	MBOR	S.E.V.
255,900	255,900	255,900
		217,621
		255,900
		0

009-270-013-00	2026 Est. T.C.V.	RABIDEAU FRANCES ETAL
Property Class: 401		290 S OAK DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 3 T22N R8W LOT 13 CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	50.00	107.00	1.0000	0.9350	1900	100		88,825
50 Actual Front Feet, 0.12 Total Acres								88,825
Total Est. Land Value =								88,825

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	491	0	0
D/W/P: Asphalt Paving	2.89	800	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1	Single Family	1.25S	Cls CD	Blt 1952

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1016 SF Floor Area = 1270 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	1,016		
Total:				139,851	83,911

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711
3 Fixture Bath	1	3,721	2,233

Porches

CCP (1 Story)	40	1,222	733
CPP	240	3,874	2,324

Deck

Treated Wood	192	3,792	2,275

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Interior 2 Story	1	5,762	3,457

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	165,948	99,568

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 169,266

2026 Est. T.C.V. 009-270-013-00	=	259,041

Est. TCV/Total Floor Area = 203.97

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
99,500	99,500	99,500	54,843	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	30,000	0	1,480	0	

Parcel Number: 009-270-013-00Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
129,500	129,500	129,500	56,323	56,323	0

009-270-014-00	2026 Est. T.C.V.	MULDER STEPHEN E & COLLEEN E
Property Class: 401		280 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 14 CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	52.00	107.00	1.0000	0.9350	1900	100		92,378
52 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	92,378

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1090	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls CD	Blt 1972

(11) Heating System: Electric Baseboard

Ground Area = 1093 SF Floor Area = 1093 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	988		
1 Story	Siding	Piers	105		
Total:				148,426	89,056

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,293	1,376

Plumbing

Average Fixture(s)	1	1,185	711
2 Fixture Bath	1	2,502	1,501

Porches

CGEP (1 Story)	260	13,996	8,398
WPP	444	6,962	4,177

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	19,077	11,446

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Exterior 1 Story	1	5,597	3,358

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	206,579	123,947

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 210,710

2026 Est. T.C.V. 009-270-014-00 = 304,038

Est. TCV/Total Floor Area = 278.17, Most recent sale 12/08/2004 for 185,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-270-014-00

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	117,000	117,000	117,000	90,436	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	35,000	0	0	2,441	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	152,000	152,000	152,000	92,877	92,877	0

009-270-015-00	2026 Est. T.C.V.	CLARK WILLIAM L III
Property Class: 401		270 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 3 T22N R8W LOTS 15 & 16 CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

		* Factors *		LOT 15 & 16		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 80'@\$1900/FF	50.00	107.00	0.9457	0.9350	1900 100	84,006
A 80'@\$1900/FF	50.00	107.00	0.9457	0.9350	1900 100	84,006
100 Actual Front Feet, 0.25 Total Acres						Total Est. Land Value = 168,012

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1680	0	0
Wood Frame	31.77	60	50	953
Wood Frame	26.22	96	50	1,258

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				4,586

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1978

(11) Heating System: Forced Heat & Cool

Ground Area = 2490 SF Floor Area = 3227 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding/Brick	Crawl Space	1,753		
2 Story	Siding/Brick	Crawl Space	737		
Total:				342,375	222,543

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770
3 Fixture Bath	1	3,721	2,419
2 Fixture Bath	2	5,005	3,253

Porches

CGEP (1 Story)	382	19,459	12,648

Garages

Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost	576	20,235	13,153
Door Opener	1	468	304

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 100 Feet	1	5,415	3,520

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Interior 2 Story	1	5,762	3,745
Wood Stove	1	2,107	1,370

Local Cost Items

SANITARY SEWER	1	0	0	*90% Good

Totals: 408,929 265,803

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 451,865

Parcel Number: 009-270-015-00

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2026 Est. T.C.V. 009-270-015-00	=	624,463
Est. TCV/Total Floor Area = 193.51		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
240,700 240,700 240,700	187,344	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 71,500 0	0	5,058 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
312,200 312,200 312,200	192,402	192,402 192,402

009-270-017-00	2026 Est. T.C.V.	LOVE ROBERT BLAINE TRUST
Property Class: 401		250 S OAK DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 3 T22N R8W LOTS 17 & 18 CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	100.00	107.00	0.9457	0.9350	1900	100		168,012
100 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	168,012

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	402	46	1,067
Wood Frame	22.83	100	50	1,141
Total Estimated Land Improvements				2,208

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1940

(11) Heating System: Wall/Floor Furnace

Ground Area = 578 SF Floor Area = 578 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	578		
			Total:	68,602	44,591

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	642

Porches

CSEP (1 Story)	152	5,744	3,734

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	912	23,648	15,371

Water/Sewer

Public Sewer	1	1,152	749
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,607	1,045

Fireplaces

Wood Stove	1	1,745	1,134

Totals: 106,830 69,440

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 118,048

2026 Est. T.C.V. 009-270-017-00 = 288,268

Est. TCV/Total Floor Area = 498.73, Most recent sale 11/20/2018 for 164,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
109,700	109,700	109,700	76,068	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	34,400	0	0	2,053	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
144,100	144,100	144,100	78,121	78,121	0	

009-270-019-00	2026 Est. T.C.V.	RITTER WARD & JILL E
Property Class: 401		230 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 19 CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	50.00	107.00	1.0000	0.9350	1900	100		88,825
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	88,825

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	60	71	246
Total Estimated Land Improvements			True Cash Value =	246

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1962

(11) Heating System: Space Heater

Ground Area = 916 SF Floor Area = 916 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	916		
			Total:	103,175	61,906

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Porches

CPP	35	872	523
CCP (1 Story)	198	4,576	2,746
CPP	48	1,065	639

Water/Sewer

Public Sewer	1	1,152	691
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,607	964

Fireplaces

Exterior 1 Story	1	4,873	2,924

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	121,652	72,992

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 124,086

2026 Est. T.C.V. 009-270-019-00 = 213,157

Est. TCV/Total Floor Area = 232.70

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
81,000	81,000	81,000	39,639	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	25,600	0	0	1,070	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
106,600	106,600	106,600	40,709	40,709	40,709	

009-270-020-00	2026 Est. T.C.V.	ANDERSEN CHRISTIAN J TRUST
Property Class: 402		220 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 20 CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	50.00	107.00	1.0000	0.9350	1900	100		88,825
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	88,825

2026 Est. T.C.V. 009-270-020-00 = 88,825

Est. TCV/Total Floor Area = 96.97, Most recent sale 06/16/2017 for 48,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
32,700	32,700	32,700	27,052	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	11,700	0	730	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
44,400	44,400	44,400	27,782	27,782	0	

009-270-021-00	2026 Est. T.C.V.	EDWARDS GENE L & R'LYNN J
Property Class: 401		210 S OAK DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 3 T22N R8W LOT 21 CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	50.00	107.00	1.0000	0.9350	1900	100		88,825
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	88,825

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	354	50	1,090
Wood Frame	25.60	100	50	1,280
Total Estimated Land Improvements				2,370

Cost Est. for Res. Bldg: 1 Single Family 1S	Cls CD	Blt 1967

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1008 SF Floor Area = 1008 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,008		
			Total:	123,461	74,076

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Porches

WGEP (1 Story)	240	16,579	9,947

Deck

Treated Wood	448	6,612	3,967

Water/Sewer

Public Sewer	1	1,300	780

Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Interior 1 Story	1	4,610	2,766

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	158,988	95,391

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 162,165

2026 Est. T.C.V. 009-270-021-00	=	253,360

Est. TCV/Total Floor Area = 251.35

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
97,300	97,300	97,300	59,572	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	29,400	0	1,608	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
126,700	126,700	126,700	61,180	61,180	0

009-270-022-00	2026 Est. T.C.V.	HAUCK EDMUND CHRIS TRUST
Property Class: 401		200 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 22 CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	62.00	109.00	1.0000	0.9393	1900	100		110,655
62 Actual Front Feet, 0.16 Total Acres								110,655
Total Est. Land Value =								110,655

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	599	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1968

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1443 SF Floor Area = 1443 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,443		
Total:				192,591	125,184

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Porches

WPP	320	5,718	3,717

Deck

Treated Wood	48	1,667	1,084

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	312	16,018	10,412

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	233,169	151,560

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 257,652

2026 Est. T.C.V. 009-270-022-00 = 370,657

Est. TCV/Total Floor Area = 256.87

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
143,000	143,000	143,000	72,928	2.70

Parcel Number: 009-270-022-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	42,300	0	0	1,969	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	185,300	185,300	185,300	74,897	74,897	0

009-270-023-00	2026 Est. T.C.V.	PEASE DAVID J & KIMBERLY G
Property Class: 401		190 S OAK DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 3 T23N R8W LOT 23 CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	49.00	110.00	1.0000	0.9415	1900	100		87,653
49 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	87,653

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.92	264	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1954

(11) Heating System: Forced Air w/ Ducts

Ground Area = 837 SF Floor Area = 837 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	837		
			Total:	102,452	61,471

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,138	683

Porches

CGEP (1 Story)	200	11,156	6,694

Water/Sewer

Public Sewer	1	1,249	749
Water Well, 50 Feet	1	3,212	1,927

Built-Ins

Appliance Allow.	1	1,822	1,093

Fireplaces

Exterior 1 Story	1	5,376	3,226

Local Cost Items

SANITARY SEWER	1	0	0	*90% Good

Totals: 126,405 75,843

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 128,933

2026 Est. T.C.V. 009-270-023-00 = 217,526

Est. TCV/Total Floor Area = 259.89

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
84,100	84,100	84,100	55,015	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	24,700	0	0	1,485	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
108,800	108,800	108,800	56,500	56,500	0	

009-270-024-00	2026 Est. T.C.V.	WILLIAMS DANIEL & JESICA
Property Class: 401		180 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 24 CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	50.00	110.00	1.0000	0.9415	1900	100		89,442
50 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	89,442

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.92	496	0	0
Wood Frame	21.18	196	50	2,075
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements			True Cash Value =	3,025

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1958

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 990 SF Floor Area = 990 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	990		
			Total:	118,249	76,861

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,138	740

Porches

WPP	550	8,250	5,362

Water/Sewer

Public Sewer	1	1,249	812
Water Well, 100 Feet	1	5,200	3,380

Built-Ins

Appliance Allow.	1	1,822	1,184

Fireplaces

Wood Stove	1	2,023	1,315

Deck

w/Roof (Roof portion)	127	1,942	1,262

Local Cost Items

SANITARY SEWER	1	0	0	*90% Good

Totals:	139,873	90,916

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 154,557

2026 Est. T.C.V. 009-270-024-00 = 247,024

Est. TCV/Total Floor Area = 249.52, Most recent sale 03/27/2020 for 190,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
96,500	96,500	96,500	96,500	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	27,000	0	2,605	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
123,500	123,500	123,500	99,105	99,105	0	

009-270-025-00	2026 Est. T.C.V.	HELMSTADTER DONALD G & KAREN F
Property Class: 401		170 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 25 CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	50.00	110.00	1.0000	0.9415	1900	100		89,442
50 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	89,442

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	889	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 1979

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1149 SF Floor Area = 1724 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Brick	Basement	1,149		
			Total:	259,548	168,691

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Deck

Treated Wood	258	4,716	3,065

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	960	34,550	22,457
Storage Over Garage	640	8,474	5,508

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 2 Story	1	7,869	5,115

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	332,214	215,922

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 367,067

2026 Est. T.C.V. 009-270-025-00 = 458,884

Est. TCV/Total Floor Area = 266.17

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
177,300	177,300	177,300	108,192	2.70

Parcel Number: 009-270-025-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	52,100	0	0	2,921	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	229,400	229,400	229,400	111,113	111,113	0

009-270-026-00	2026 Est. T.C.V.	JONES THOMAS & LAURA TRUST
Property Class: 401		160 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 26 CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	50.00	110.00	1.0000	0.9415	1900	100		89,442
50 Actual Front Feet, 0.13 Total Acres								89,442
Total Est. Land Value =								89,442

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	576	0	0
Wood Frame	37.80	48	50	907
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				3,282

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1993

(11) Heating System: Forced Hot Water

Ground Area = 840 SF Floor Area = 1764 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	840		
1 Story	Siding	Overhang	504		
Total:				220,915	143,594

Other Additions/Adjustments

Recreation Room	168	3,187	2,072
Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

WPP	600	10,626	6,907

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	952	34,329	22,314
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Wood Stove	1	2,503	1,627
Direct-Vented Gas	1	2,963	1,926

Deck

w/Roof (Roof portion)	120	2,111	1,372

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Parcel Number: 009-270-026-00

Page: 2

 Totals: 290,721 188,969

Notes:

 ECF (4085 CROOKED LAKE) 1.700 => TCV: 321,247

2026 Est. T.C.V. 009-270-026-00 = 413,971

Est. TCV/Total Floor Area = 234.68, Most recent sale 09/25/2017 for 212,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
165,600	165,600	165,600	139,514	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	41,400	0	0	3,766	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
207,000	207,000	207,000	143,280	143,280	0	

009-270-027-00	2026 Est. T.C.V.	ESAU STEVEN & PICARD ROBERTA
Property Class: 401		140 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 3 T22N R8W LOTS 27 & 28 CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	100.00	110.00	0.9457	0.9415	1900	100		169,177
100 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	169,177

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	276	71	1,207

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				3,557

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1963

(11) Heating System: Forced Air w/ Ducts

Ground Area = 936 SF Floor Area = 936 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Mich Bsmnt.	936		
			Total:	121,266	80,527

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711
3 Fixture Bath	1	3,721	2,233

Porches

CGEP (1 Story)	253	13,745	8,247

Deck

Treated Wood	150	3,227	1,936

Garages

Class: CD Exterior: Block Foundation: 42 Inch (Unfinished)

Base Cost	576	23,437	14,062
Common Wall: 1 Wall	1	-2,798	-1,679

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 100 Feet	1	5,415	3,249

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Exterior 1 Story	1	5,597	3,358

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 177,992 106,795

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 181,552

2026 Est. T.C.V. 009-270-027-00 = 354,286

Est. TCV/Total Floor Area = 378.51, Most recent sale 08/17/2007 for 247,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-270-027-00

Page: 2

	137,200	137,200	137,200	98,391	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	39,900	0	0	2,656	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	177,100	177,100	177,100	101,047	101,047	0

009-270-029-00	2026 Est. T.C.V.	SKAGGS MATTHEW D & STACY D &
Property Class: 401		130 S OAK DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 3 T22N R8W LOT 29 CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@1900/FF	50.00	110.00	1.0000	0.9415	1900	100		89,442
50 Actual Front Feet, 0.13 Total Acres								89,442
Total Est. Land Value =								89,442

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.68	918	50	3,066
Total Estimated Land Improvements True Cash Value =				3,066

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1968

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1280 SF Floor Area = 1280 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Crawl Space	768		
1 Story	Siding	Crawl Space	512		
			Total:	187,284	121,713

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,366	888
3 Fixture Bath	1	4,301	2,796

Porches

CCP (1 Story)	70	2,068	1,344

Deck

Treated Wood w/Roof (Deck Portion)	360	5,638	3,665
Treated Wood w/Roof (Roof portion)	360	5,213	3,388

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	360	20,023	13,015
Storage Over Garage	360	4,579	2,976

Water/Sewer

Public Sewer	1	1,407	915
Water Well, 100 Feet	1	5,507	3,580

Built-Ins

Appliance Allow.	1	2,605	1,693

Fireplaces

Exterior 1 Story	1	6,134	3,987

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	246,125	159,960

Notes: STUDIO OVER BOATHOUSE

ECF (4085 CROOKED LAKE) 1.700 => TCV: 271,932

2026 Est. T.C.V. 009-270-029-00 = 364,440

Est. TCV/Total Floor Area = 284.72, Most recent sale 11/06/2018 for 192,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
134,600	134,600	134,600	119,248	2.70

Parcel Number: 009-270-029-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	14,900	32,700	0	14,900	3,219	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	182,200	182,200	182,200	137,367	137,367	0

009-270-030-00	2026 Est. T.C.V.	LANTERMAN JAMES W & ELLEN L
Property Class: 401		120 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 30 CROOKED LAKE PLAT.

03 SPLIT LOT 31 TO 031-00 FOR 04

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	50.00	110.00	1.0000	0.9415	1900	100		89,442
50 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	89,442

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements			True Cash Value =	950

Cost Est. for Res. Bldg: 1 Single Family TRI Cls C 5 Blt 2002

(11) Heating System: Radiant (in-floor)
 Ground Area = 1414 SF Floor Area = 1894 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	480		
1 Story	Siding	Basement	544		
1 Story	Siding	Piers	390		
		Total:		257,454	205,949

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	2	8,956	7,165

Porches

WPP	390	6,954	5,563
Foundation: Basement	390	9,216	7,373
WPP	30	1,656	1,325
WPP	30	1,656	1,325
WPP	30	1,656	1,325
WPP	30	1,656	1,325

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	768	29,207	23,366
Common Wall: 1 Wall	1	-2,589	-2,071
Door Opener	2	1,054	843
Class: C Exterior: Block Foundation: 42 Inch (Unfinished)			
Base Cost	280	15,898	12,718

Water/Sewer

Public Sewer	1	1,465	1,172
Water Well, 100 Feet	1	5,734	4,587

Built-Ins

Appliance Allow.	1	2,713	2,170

Fireplaces

Interior 1 Story	1	5,235	4,188

Local Cost Items

SANITARY SEWER	1	0	0	*93% Good

Parcel Number: 009-270-030-00

Page: 2

 Totals: 349,343 279,461

Notes:

 ECF (4085 CROOKED LAKE) 1.700 => TCV: 475,084

2026 Est. T.C.V. 009-270-030-00 = 565,476

Est. TCV/Total Floor Area = 298.56

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
223,700	223,700	223,700	133,446	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	59,000	0	0	3,603	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
282,700	282,700	282,700	137,049	137,049	137,049	

009-270-031-00	2026 Est. T.C.V.	LANTERMAN JAMES W & ELLEN TRUST
Property Class: 401		110 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 31 CROOKED LAKE PLAT.

03 SPLIT FROM 030-00 FOR 04

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	50.00	110.00	1.0000	0.9415	1900	100		89,442
50 Actual Front Feet, 0.13 Total Acres								
Total Est. Land Value =								89,442

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	223	0	0
Wood Frame	26.22	96	91	2,290
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,240

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1956

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 768 SF Floor Area = 768 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	768		
			Total:	94,264	61,272

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Porches

CGEP (1 Story)	128	8,563	5,566
CGEP (1 Story)	204	11,789	7,663

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 100 Feet	1	5,415	3,520

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Exterior 1 Story	1	5,597	3,638

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 130,010 84,507

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 143,662

2026 Est. T.C.V. 009-270-031-00 = 236,344

Est. TCV/Total Floor Area = 307.74

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
91,100	91,100	91,100	68,415	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	27,100	0	1,847	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
118,200	118,200	118,200	70,262	70,262	0	

009-270-032-00	2026 Est. T.C.V.	FOLTZ TED
Property Class: 401		100 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 32 CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	53.00	110.00	1.0000	0.9415	1900	100		94,808
53 Actual Front Feet, 0.13 Total Acres								94,808
Total Est. Land Value =								94,808

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	90	0	0
Wood Frame	34.86	36	94	1,180
Total Estimated Land Improvements True Cash Value =				1,180

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1956

(11) Heating System: Forced Air w/ Ducts

Ground Area = 800 SF Floor Area = 800 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	800		
			Total:	100,927	65,602

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Porches

CGEP (1 Story)	70	5,578	3,626

Garages

Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost	280	12,723	8,270

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Interior 1 Story	1	4,610	2,996

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 131,564 85,516

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 145,377

2026 Est. T.C.V. 009-270-032-00 = 241,365

Est. TCV/Total Floor Area = 301.71

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
92,600	92,600	92,600	68,833	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	28,100	0	1,858	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
120,700	120,700	120,700	70,691	70,691	0

009-270-033-00	2026 Est. T.C.V.	KEARNS PAULA J TRUSTEE
Property Class: 401		90 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 3 T22N R8W LOTS 33 & 34 CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	89.00	110.00	0.9737	0.9415	1900	100		155,019
89 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	155,019

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.92	581	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls CD	Blt 1968

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1602 SF Floor Area = 1602 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,282		
1 Story	Block	Slab	320		
Total:				178,499	116,024

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,138	740
2 Fixture Bath	1	2,403	1,562

Garages

Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost	672	21,827	14,188

Water/Sewer

Public Sewer	1	1,249	812
Water Well, 100 Feet	1	5,200	3,380

Built-Ins

Appliance Allow.	1	1,822	1,184

Fireplaces

Interior 1 Story	1	4,427	2,878

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	216,565	140,768

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 239,306

2026 Est. T.C.V. 009-270-033-00	=	396,225

Est. TCV/Total Floor Area = 247.33

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
154,600	154,600	154,600	87,051	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	43,500	0	0	2,350	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
198,100	198,100	198,100	89,401	89,401	0	

009-270-035-00	2026 Est. T.C.V.	BROWN STEVEN J & SHERYL E
Property Class: 401		70 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 35 CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@ \$1900/FF	50.00	109.00	1.0000	0.9393	1900	100		89,238
50 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	89,238

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.26	576	0	0
D/W/P: 4in Concrete	6.96	144	0	0
D/W/P: 3.5 Concrete	6.58	165	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C -5 Blt 2014

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1301 SF Floor Area = 1952 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,301		
			Total:	218,101	196,318

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,280
3 Fixture Bath	1	4,478	4,030

Garages

Class: C Exterior: Block Foundation: 42 Inch (Unfinished)

Base Cost	653	27,308	24,577

Water/Sewer

Public Sewer	1	1,465	1,318
Water Well, 100 Feet	1	5,734	5,161

Built-Ins

Appliance Allow.	1	2,713	2,442

Deck

Composite	427	7,050	6,345

Totals:	268,271	241,471

Notes: PREMANF. HOME - STATE STANDARDS

ECF (4085 CROOKED LAKE) 1.700 => TCV: 410,501

2026 Est. T.C.V. 009-270-035-00 = 501,639

Est. TCV/Total Floor Area = 256.99

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
195,800	195,800	195,800	124,607	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	55,000	0	0	3,364	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
250,800	250,800	250,800	127,971	127,971	0	

009-270-036-00	2026 Est. T.C.V.	DIX DONALD P
Property Class: 401		60 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 36 CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	50.00	109.00	1.0000	0.9393	1900	100		89,238
50 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	89,238

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	180	0	0
Wood Frame	23.39	160	50	1,871

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	95	950
Total Estimated Land Improvements True Cash Value =				2,821

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls CD	Blt 1964

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 816 SF Floor Area = 816 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	816		
			Total:	99,426	64,626

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Exterior 1 Story	1	5,597	3,638

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	112,749	73,286

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 124,586

2026 Est. T.C.V. 009-270-036-00	=	216,645

Est. TCV/Total Floor Area = 265.50

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
83,000	83,000	83,000	42,516	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	25,300	0	1,147	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
108,300	108,300	108,300	43,663	43,663	0	

009-270-037-00	2026 Est. T.C.V.	HABEL MICHAEL A & ELAINE L TRUST
Property Class: 401		40 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 3 T22N R8W LOTS 37 & 38 CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	100.00	108.00	0.9457	0.9372	1900	100		168,403
100 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	168,403

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	104	0	0
D/W/P: 3.5 Concrete	6.16	126	0	0
D/W/P: 4in Concrete	6.47	72	0	0
Metal Prefab	14.54	144	50	1,047

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,997

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1961

(11) Heating System: Forced Heat & Cool
 Ground Area = 1198 SF Floor Area = 1198 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,198		
			Total:	142,771	92,800

Other Additions/Adjustments

Exterior			
Brick Veneer	936	14,265	9,272

Plumbing			
Average Fixture(s)	1	1,185	770

Porches			
CCP (1 Story)	40	1,222	794

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	576	19,077	12,400

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Exterior 1 Story	1	5,597	3,638

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 190,658 123,926

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 210,674

2026 Est. T.C.V. 009-270-037-00 = 381,074
 Est. TCV/Total Floor Area = 318.09, Most recent sale 12/29/2009 for 90,000

Parcel Number: 009-270-037-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	146,400	146,400	146,400	72,928	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	44,100	0	0	1,969	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	190,500	190,500	190,500	74,897	74,897	0

009-270-039-00	2026 Est. T.C.V.	GLOVER LAURIE V L/E
Property Class: 401		30 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 39 CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	50.00	130.00	1.0000	0.9816	1900	100		93,256
50 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	93,256

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	252	0	0
Wood Frame	22.16	120	50	1,329
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,279

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1948

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 676 SF Floor Area = 676 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Crawl Space	676		
			Total:	86,505	47,576

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Porches

CSEP (1 Story)	96	4,035	2,219
CGEP (1 Story)	30	2,966	1,631

Water/Sewer

Public Sewer	1	1,152	634
Water Well, 50 Feet	1	3,344	1,839

Built-Ins

Appliance Allow.	1	1,607	884

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	100,597	55,326

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 94,054

2026 Est. T.C.V. 009-270-039-00 = 189,589

Est. TCV/Total Floor Area = 280.46

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
71,500	71,500	71,500	40,260	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	23,300	0	0	1,087	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
94,800	94,800	94,800	41,347	41,347	0	

009-275-001-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

OTTENJAN GARRY & PHYLLIS
9035 W OAK DR
LAKE CITY, MI 49651

. SECS 3 & 4 T22N R8W LOT 1 PLAT OF CROOKED LAKE ANNEX.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@ \$1900/FF	100.00	160.00	0.9457	1.0339	1900	100		185,791
100 Actual Front Feet, 0.37 Total Acres							Total Est. Land Value =	185,791

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	120	0	0
Wood Frame	23.39	160	94	3,517
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				5,892

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1969

(11) Heating System: Electric Baseboard

Ground Area = 1636 SF Floor Area = 1636 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	110		
1 Story	Siding	Crawl Space	1,238		
1 Story	Siding	Piers	288		
		Total:		184,523	110,714

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Porches

WSEP (1 Story)	100	5,606	3,364

Deck

Treated Wood	470	6,829	4,097
Treated Wood	118	2,740	1,644

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	676	21,422	12,853

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 100 Feet	1	5,415	3,249

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Interior 1 Story	1	4,610	2,766

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 235,527 141,316

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 240,237

2026 Est. T.C.V. 009-275-001-00

= 431,920

Parcel Number: 009-275-001-00

Page: 2

 Est. TCV/Total Floor Area = 264.01, Most recent sale 09/01/1997 for 90,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
167,700	167,700	167,700	107,985	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	48,300	0	0	2,915	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
216,000	216,000	216,000	110,900	110,900	0	

009-275-002-00	2026 Est. T.C.V.	STRICH GERALD N & DORIS H TRUST
Property Class: 401		8999 W OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 3 & 4 T22N R8W LOT 2 PLAT OF CROOKED LAKE ANNEX.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	100.00	172.00	0.9457	1.0528	1900	100		189,180
100 Actual Front Feet, 0.40 Total Acres							Total Est. Land Value =	189,180

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	41	50	126
Wood Frame	23.39	160	50	1,871
Total Estimated Land Improvements				1,997

Cost Est. for Res. Bldg: 1 A-Frame 1.25S Cls Good Blt 1973

(11) Heating System: Forced Air w/ Ducts

Ground Area = 930 SF Floor Area = 1110 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	720		
1 Story	Siding	Crawl Space	210		
			Total:	120,391	66,212

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	782

Porches

WPP	312	5,575	3,066

Water/Sewer

Public Sewer	1	1,300	715
Water Well, 100 Feet	1	5,415	2,978

Built-Ins

Appliance Allow.	1	1,897	1,043

Local Cost Items

SANITARY SEWER	1	0	0	*90% Good

Totals: 136,000 74,796

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 127,153

2026 Est. T.C.V. 009-275-002-00 = 318,330

Est. TCV/Total Floor Area = 286.78, Most recent sale 09/01/1996 for 80,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
124,000	124,000	124,000	70,178	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	35,200	0	0	1,894	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
159,200	159,200	159,200	72,072	72,072	0	

009-275-003-00	2026 Est. T.C.V.	PARKS JERRY LEE & TERRY LYNN (H/W)
Property Class: 401		8979 W OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 3 & 4 T22N R8W LOT 3 PLAT OF CROOKED LAKE ANNEX.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	100.00	156.00	0.9457	1.0274	1900	100		184,619
100 Actual Front Feet, 0.36 Total Acres							Total Est. Land Value =	184,619

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	347	0	0
D/W/P: 4in Ren. Conc.	8.17	896	0	0
D/W/P: Patio Blocks	15.58	664	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	1	95	9,500
Total Estimated Land Improvements				9,500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 2017

(11) Heating System: Forced Heat & Cool

Ground Area = 3376 SF Floor Area = 4108 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	3,376		
1 Story	Siding	Overhang	732		
		Total:		531,798	483,881

Other Additions/Adjustments

Exterior

Stone Veneer	200	7,316	6,658

Plumbing

Average Fixture(s)	1	1,422	1,294
3 Fixture Bath	3	13,434	12,225

Water/Sewer

2000 Gal Septic	1	9,318	8,479
Public Sewer	1	1,465	1,333

Porches

CCP (1 Story)	216	5,929	5,395
CGEP (1 Story)	406	23,333	21,233

Deck

Treated Wood	224	4,305	3,918
Treated Wood	219	4,240	3,858
Treated Wood	204	4,039	3,675

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	902	39,959	36,363
Common Wall: 2 Wall	1	-5,177	-4,711
Door Opener	2	1,054	959

Built-Ins

Appliance Allow.	1	2,713	2,469

Fireplaces

Direct-Vented Gas	1	2,963	2,696

Local Cost Items

Parcel Number: 009-275-003-00

Page: 2

GENERATOR	1	1	1	*95% Good

Totals:	648,112	589,726

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 1,002,534

2026 Est. T.C.V. 009-275-003-00	=	1,196,653

Est. TCV/Total Floor Area = 291.30, Most recent sale 11/08/2005 for 224,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
477,500	477,500	477,500	384,746	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	120,800	0	10,388	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
598,300	598,300	598,300	395,134	395,134 0

009-275-004-00	2026 Est. T.C.V.	PRZYJACIELSKI ZENO & MARY
Property Class: 401		8959 W OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 3 & 4 T22N R8W LOT 4 PLAT OF CROOKED LAKE ANNEX.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	98.00	125.00	0.9505	0.9721	1900	100		172,045
98 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	172,045

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 2002

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1088 SF Floor Area = 1632 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,088		
			Total:	196,340	160,999

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,166
3 Fixture Bath	1	4,478	3,672

Porches

WCP (1 Story)	36	2,691	2,207

Deck

Treated Wood	30	1,297	1,064
Treated Wood	42	1,578	1,294

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	480	16,805	13,780
Common Wall: 1 Wall	1	-1,972	-1,617

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	672	26,665	21,865
Common Wall: 1 Wall	1	-2,589	-2,123
Door Opener	1	527	432

Water/Sewer

Public Sewer	1	1,465	1,201
Water Well, 50 Feet	1	3,344	2,742

Built-Ins

Appliance Allow.	1	2,713	2,225

Breezeways

Frame Wall	48	3,240	2,657

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 258,004 211,564

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 359,659

Parcel Number: 009-275-004-00

Page: 2

2026 Est. T.C.V. 009-275-004-00 = 534,054
 Est. TCV/Total Floor Area = 327.24, Most recent sale 06/01/1997 for 83,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
206,400	206,400	206,400	153,635	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	60,600	0	0	4,148	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
267,000	267,000	267,000	157,783	157,783	0

009-280-001-00	2026 Est. T.C.V.	PRESTON ALLEN R MARGARET TRUST
Property Class: 401		9119 W OAK DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. LOT 1 CROOKED LAKE SHORE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	63.00	131.00	1.0000	0.9835	1900	100		117,728
63 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	117,728

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	14.70	80	50	588
Total Estimated Land Improvements			True Cash Value =	588

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1964

(11) Heating System: Space Heater

Ground Area = 858 SF Floor Area = 1072 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	858		
			Total:	111,593	66,956

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Porches

WPP	303	4,209	2,525

Water/Sewer

Public Sewer	1	1,152	691
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,607	964

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 122,893 73,735

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 125,349

2026 Est. T.C.V. 009-280-001-00 = 243,665

Est. TCV/Total Floor Area = 227.30

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
92,300	92,300	92,300	50,732	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	29,500	0	1,369	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
121,800	121,800	121,800	52,101	52,101	0	

009-280-002-00	2026 Est. T.C.V.	BOUGHNER JOHN A & CARON
Property Class: 401		9161 W OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 2, 3, 4 & 5 CROOKED LAKE SHORE PLAT & E'LY 1/2 VACATED WALKWAY RECORDED
L210P588

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	205.00	120.00	0.7904	0.9622	1900	100		296,213
205 Actual Front Feet, 0.56 Total Acres								296,213
Total Est. Land Value =								296,213

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 5 ft.	28.53	40	0	0
D/W/P: Asphalt Paving	2.89	2252	50	3,254
D/W/P: 3.5 Concrete	6.16	153	50	471
D/W/P: Brick on Sand	16.52	146	50	1,206
D/W/P: 4in Concrete	6.47	144	50	466
Wood Frame	31.15	64	50	997
Total Estimated Land Improvements True Cash Value =				6,394

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1957

(11) Heating System: Forced Heat & Cool
Ground Area = 1560 SF Floor Area = 1560 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,560		
			Total:	179,404	116,611

Other Additions/Adjustments

Exterior			
Brick Veneer	496	7,559	4,913

Plumbing			
Average Fixture(s)	1	1,185	770
3 Fixture Bath	1	3,721	2,419

Porches			
CGEP (1 Story)	120	8,194	5,326
CCP (1 Story)	60	1,718	1,117
CCP (1 Story)	40	1,222	794
Foundation: Shallow	40	-548	-356

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	960	27,965	18,177

Water/Sewer			
Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins			
Appliance Allow.	1	1,897	1,233

Fireplaces			
Exterior 1 Story	1	5,597	3,638

Local Cost Items			
GENERATOR	1	1	1 *100% Good

Totals:	242,559	157,662

Notes:

Parcel Number: 009-280-002-00

Page: 2

ECF (4085 CROOKED LAKE) 1.700 => TCV: 268,025

2026 Est. T.C.V. 009-280-002-00 = 570,632

Est. TCV/Total Floor Area = 365.79, Most recent sale 06/11/2018 for 310,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
218,100	218,100	218,100	154,322	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	67,200	0	0	4,166	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
285,300	285,300	285,300	158,488	158,488	158,488	

009-280-006-00	2026 Est. T.C.V.	NOVESS MASON
Property Class: 401		9171 W OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 6 CROOKED LAKE SHORE PLAT AND W'LY 5' OF VACATED WALKWAY RECORDED LIBER
201P588

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	55.00	118.00	1.0000	0.9582	1900	100		100,128
55 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	100,128

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 5 Blt 1970

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1128 SF Floor Area = 1920 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	336		
2 Story	Siding	Crawl Space	792		
			Total:	239,921	167,940

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Porches

WSEP (1 Story)	152	8,726	6,108

Deck

Treated Wood	555	7,792	5,454
Treated Wood	88	2,306	1,614
Treated Wood	144	3,217	2,252
w/Roof (Roof portion)	53	1,019	713

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	672	26,665	18,665
Common Wall: 1 Wall	1	-2,589	-1,812
Door Opener	1	527	369

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	312	19,004	13,303
Common Wall: 2 Wall	1	-5,177	-3,624
Door Opener	1	527	369

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Direct-Vented Gas	1	2,963	2,074

Breezeways

Frame Wall	240	16,200	11,340

Parcel Number: 009-280-006-00

Page: 2

Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	52	209	207	*99% Good

Local Cost Items

GENERATOR	1	1	1	*100% Good
SANITARY SEWER	1	0	0	*84% Good

Totals:	337,123	236,041

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 401,270

2026 Est. T.C.V. 009-280-006-00	=	503,773

Est. TCV/Total Floor Area = 262.38, Most recent sale 11/15/2024 for 599,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
197,700	197,700	197,700	197,700	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	54,200	0	5,337	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
251,900	251,900	251,900	203,037	203,037	203,037

009-280-007-00	2026 Est. T.C.V.	NOVESS MASON
Property Class: 402		W OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

E 1/2 OF LOT 7. CROOKED LAKE SHORE PLAT.

02 SPLIT 1/2 TO 007-50 FOR 03 2 DOV REMAIN

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	25.00	115.00	1.0000	0.9520	1900	100		45,221
25 Actual Front Feet, 0.07 Total Acres							Total Est. Land Value =	45,221

2026 Est. T.C.V. 009-280-007-00 = 45,221

Est. TCV/Total Floor Area = 23.55, Most recent sale 11/15/2024 for 599,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
16,700	16,700	16,700	16,700	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,900	0	450	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
22,600	22,600	22,600	17,150	17,150	17,150

009-280-008-00	2026 Est. T.C.V.	FREDRICKSON CHERYL K
Property Class: 401		9197 W OAK DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

LOTS 8 & 9 AND W 1/2 OF LOT 7. CROOKED LAKE SHORE PLAT.

03 COMBO W/007-50 FOR 04

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	125.00	112.00	0.8944	0.9457	1900	100		200,901
125 Actual Front Feet,		0.32	Total Acres				Total Est. Land Value =	200,901

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	46.97	312	0	0
D/W/P: 3.5 Concrete	6.58	192	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements				2,375
True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1958

(11) Heating System: Electric Baseboard

Ground Area = 960 SF Floor Area = 960 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Slab	960		
			Total:	131,509	85,494

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Porches

CGEP (1 Story)	164	11,423	7,425

Deck

Treated Wood	320	5,434	3,532
Treated Wood	80	2,182	1,418
Treated Wood	745	9,491	6,169
w/Roof (Roof portion)	194	3,222	2,094

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	642	28,530	18,544

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	208,966	135,839

Notes:

Parcel Number: 009-280-008-00

Page: 2

ECF (4085 CROOKED LAKE) 1.700 => TCV: 230,926

2026 Est. T.C.V. 009-280-008-00 = 434,202

Est. TCV/Total Floor Area = 452.29

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
166,200	166,200	166,200	115,133	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	50,900	0	3,108	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
217,100	217,100	217,100	118,241	118,241	0	

009-280-010-00	2026 Est. T.C.V.	ENGEL TRUST NO 1
Property Class: 401		9207 W OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 10 CROOKED LAKE SHORE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	50.00	108.00	1.0000	0.9372	1900	100		89,032
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	89,032

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	98	71	401
Total Estimated Land Improvements			True Cash Value =	401

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1953

(11) Heating System: Space Heater

Ground Area = 960 SF Floor Area = 960 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	960		
			Total:	103,910	62,346

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Porches

CGEP (1 Story)	96	6,202	3,721
CGEP (1 Story)	112	6,923	4,154

Water/Sewer

Public Sewer	1	1,152	691
Water Well, 100 Feet	1	5,150	3,090

Built-Ins

Appliance Allow.	1	1,607	964

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 125,932 75,559

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 128,451

2026 Est. T.C.V. 009-280-010-00 = 217,884

Est. TCV/Total Floor Area = 226.96

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
83,300	83,300	83,300	43,544	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	25,600	0	1,175	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
108,900	108,900	108,900	44,719	44,719	0	

009-280-011-00	2026 Est. T.C.V.	SCOTT MICHELLE EVANS
Property Class: 401		9217 W OAK DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. LOT 11 & E 1/2 OF LOT 12 CROOKED LAKE SHORE PLAT INCLUDING VACATED WALKWAY
L201P588

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	85.00	104.00	0.9850	0.9284	1900	100		147,678
85 Actual Front Feet, 0.20 Total Acres								
Total Est. Land Value =								147,678

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2008

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1408 SF Floor Area = 1422 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,408		
1 Story	Siding	Overhang	14		
Total:				226,985	192,920

Other Additions/Adjustments

Recreation Room	1000	18,970	16,124
Basement, Outside Entrance, Below Grade	1	2,727	2,318

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 200 Feet	1	10,565	8,980

Porches

WCP (1 Story)	48	3,193	2,714
WCP (1 Story)	224	9,081	7,719

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	20,323
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	1	527	448

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals: 306,671 260,652

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 443,108

2026 Est. T.C.V. 009-280-011-00 = 593,211

Est. TCV/Total Floor Area = 417.17

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
229,500	229,500	229,500	160,624	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

Parcel Number: 009-280-011-00

Page: 2

0	67,100	0	0	4,336	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
296,600	296,600	296,600	164,960	164,960	0

009-280-013-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

BARTHEL ANDREAS & CHERYL
9235 W OAK DR
LAKE CITY, MI 49651

. LOT 13 & W 1/2 OF LOT 12 CROOKED LAKE SHORE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	75.00	102.00	1.0000	0.9239	1900	100		131,654
75 Actual Front Feet, 0.18 Total Acres								131,654
Total Est. Land Value =								131,654

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	72	0	0
D/W/P: 4in Concrete	6.47	750	0	0
Metal Prefab	19.83	54	50	535
Wood Frame	24.86	120	50	1,491

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,976

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1965

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1389 SF Floor Area = 1389 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	660		
1 Story	Siding	Crawl Space	729		
Total:				163,199	106,078

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770
3 Fixture Bath	1	3,721	2,419

Porches

CGEP (1 Story)	96	6,977	4,535

Deck

Treated Wood	480	6,922	4,499

Garages

Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost	624	21,466	13,953
Common Wall: 1 Wall	1	-2,254	-1,465

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 100 Feet	1	5,415	3,520

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Interior 1 Story	1	4,610	2,996

Local Cost Items

GENERATOR	1	1	1	*100% Good
SANITARY SEWER	1	0	0	*94% Good

Totals: 214,439 139,384

Notes:

Parcel Number: 009-280-013-00

Page: 2

ECF (4085 CROOKED LAKE) 1.700 => TCV: 236,953

2026 Est. T.C.V. 009-280-013-00 = 371,583

Est. TCV/Total Floor Area = 267.52, Most recent sale 06/14/2019 for 265,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
143,700	143,700	143,700	133,586	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	42,100	0	3,606	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
185,800	185,800	185,800	137,192	137,192	0	

009-280-014-00	2026 Est. T.C.V.	BREDEWEG ROBERT A
Property Class: 401		9245 W OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 14 CROOKED LAKE SHORE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	50.00	103.00	1.0000	0.9261	1900	100		87,983
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	87,983

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.69	80	50	1,147

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,097

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1962

(11) Heating System: Space Heater

Ground Area = 896 SF Floor Area = 896 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	896		
			Total:	108,719	65,230

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Porches

WSEP (1 Story)	260	11,645	6,987

Deck

Treated Wood	60	1,843	1,106

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Interior 1 Story	1	4,610	2,766

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 134,543 80,724

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 137,231

2026 Est. T.C.V. 009-280-014-00 = 227,311

Est. TCV/Total Floor Area = 253.70

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
87,000	87,000	87,000	45,601	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	26,700	0	1,231	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
113,700	113,700	113,700	46,832	46,832	0	

009-280-015-00	2026 Est. T.C.V.	VARNER KEVIN W & FORD KELLY A
Property Class: 401		9263 W OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 15, 16, & 17 CROOKED LAKE SHORE PLAT. & W'LY 1/2 OF VACATED WALKWAY
L201P588

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	156.00	112.00	0.8462	0.9457	1900	100		237,215
156 Actual Front Feet, 0.40 Total Acres							Total Est. Land Value =	237,215

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	160	0	0
Metal Prefab	14.63	140	50	1,024

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements				3,399

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1956

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1188 SF Floor Area = 1188 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,188		
			Total:	137,883	89,623

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770
2 Fixture Bath	1	2,502	1,626

Porches

CGEP (1 Story)	72	5,682	3,693
CGEP (1 Story)	126	8,474	5,508

Deck

Treated Wood	80	2,133	1,386

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	352	13,665	8,882

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Exterior 1 Story	1	5,597	3,638

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 183,662 119,378

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 202,943

2026 Est. T.C.V. 009-280-015-00 = 443,557

Parcel Number: 009-280-015-00

Page: 2

Est. TCV/Total Floor Area = 373.36

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
168,800	168,800	168,800	94,302	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	53,000	0	0	2,546	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
221,800	221,800	221,800	96,848	96,848	0	

009-280-018-00	2026 Est. T.C.V.	BENSEL RICHARD A & MARIA E
Property Class: 401		9283 W OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 18 & E'LY 1/2 OF VACATED WALKWAY LYING E'LY THOF. CROOKED LAKE SHORE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	55.00	123.00	1.0000	0.9682	1900	100		101,172
55 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	101,172

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1962

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1078 SF Floor Area = 1078 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,078		
			Total:	130,980	78,588

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Deck

Treated Wood	140	3,090	1,854
Treated Wood	156	3,315	1,989
Treated Wood	60	1,843	1,106

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Exterior 1 Story	1	5,597	3,358

Local Cost Items

SANITARY SEWER	1	0	0	*93% Good

Totals: 152,551 91,530

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 155,601

2026 Est. T.C.V. 009-280-018-00 = 257,723

Est. TCV/Total Floor Area = 239.08

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
98,700	98,700	98,700	55,052	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	30,200	0	1,486	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
128,900	128,900	128,900	56,538	56,538	56,538

009-280-019-00	2026 Est. T.C.V.	QUASARANO LEGACY PROPERTY TRUST
Property Class: 401		9293 W OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 19 CROOKED LAKE SHORE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@ \$1900/FF	50.00	127.00	1.0000	0.9759	1900	100		92,713
50 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	92,713

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.92	305	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1950

(11) Heating System: Forced Hot Water

Ground Area = 1325 SF Floor Area = 1325 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Crawl Space	1,325		
Total:				161,356	96,814

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,138	683
3 Fixture Bath	1	3,573	2,144

Porches

WSEP (1 Story)	162	7,823	4,694

Deck

Treated Wood	288	4,761	2,857

Garages

Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost	352	13,869	8,321

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	180	7,603	4,562

Water/Sewer

Public Sewer	1	1,249	749

Water Well, 50 Feet	1	3,212	1,927

Built-Ins

Appliance Allow.	1	1,822	1,093

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	206,406	123,844

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 210,535

2026 Est. T.C.V. 009-280-019-00 = 304,198

Est. TCV/Total Floor Area = 229.58, Most recent sale 10/04/2013 for 167,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
119,300	119,300	119,300	96,528	2.70

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-280-019-00

Page: 2

0	32,800	0	0	2,606	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
152,100	152,100	152,100	99,134	99,134	0

009-280-020-00	2026 Est. T.C.V.	NIXON WILLIAM C & STEPHANIE L
Property Class: 401		9303 W OAK DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. LOT 20 CROOKED LAKE SHORE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	50.00	127.00	1.0000	0.9759	1900	100		92,713
50 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	92,713

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	191	50	664
Total Estimated Land Improvements				664
True Cash Value =				664

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1960

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1399 SF Floor Area = 1471 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,110		
1.25 Story	Siding	Slab	289		
			Total:	187,257	121,716

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

CCP (1 Story)	35	1,190	773

Deck

Treated Wood	168	3,558	2,313
Treated Wood	174	3,637	2,364
Treated Wood	82	2,215	1,440
Treated Wood	120	2,840	1,846

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	384	12,188	7,922
Storage Over Garage	384	5,084	3,305

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 236,626 153,806

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 261,470

2026 Est. T.C.V. 009-280-020-00	=	354,847
Est. TCV/Total Floor Area = 241.23		

Parcel Number: 009-280-020-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	118,300	118,300	118,300	89,327	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	59,100	0	0	2,411	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	177,400	177,400	177,400	91,738	91,738	0

009-280-021-00	2026 Est. T.C.V.	MPB CONSULTING LLC
Property Class: 401		9311 W OAK DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. LOT 21 CROOKED LAKE SHORE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@1900/FF	50.00	133.00	1.0000	0.9873	1900	100		93,790
50 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	93,790

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	18.00	303	50	2,727
D/W/P: 4in Concrete	6.96	84	50	292
D/W/P: Brick on Sand	18.00	51	50	459
D/W/P: Patio Blocks	15.58	18	50	140
Total Estimated Land Improvements True Cash Value =				3,618

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1953

(11) Heating System: Forced Air w/ Ducts

Ground Area = 644 SF Floor Area = 656 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	462		
1 Story	Siding	Crawl Space	182		
1 Story	Siding	Overhang	12		
		Total:		96,444	62,688

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Porches

CGEP (1 Story)	156	11,004	7,153
CCP (1 Story)	30	1,044	679
WGEF (1 Story)	140	12,698	8,254
Foundation: Shallow	140	-1,064	-692

Deck

Treated Wood	100	2,461	1,600
Composite	941	14,266	9,273
Composite w/Roof (Deck Portion)	192	4,053	2,634
Composite w/Roof (Roof portion)	192	3,195	2,077

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	672	29,528	19,193
Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Direct-Vented Gas	1	2,963	1,926

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	186,063	120,941

Parcel Number: 009-280-021-00

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Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 205,600

2026 Est. T.C.V. 009-280-021-00 = 303,008

Est. TCV/Total Floor Area = 461.90

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
118,100	118,100	118,100	114,453	2.70		
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	33,400	0	0	3,090	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
151,500	151,500	151,500	117,543	117,543	0	

009-280-022-00	2026 Est. T.C.V.	FERRIS DEAN & ANNETTE TRUST
Property Class: 401		9321 W OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2013-02343 WD IN THE TOWNSHIP OF LAKE, COUNTY OF MISSAUKEE, STATE OF MICHIGAN
 LOTS 22 AND 23 IN THE PLAT OF CROOKED LAKE SHORES. & W'LY 1/2 OF VACATED WALKWAY
 L210P588

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	105.00	140.00	0.9343	1.0000	1900	100		186,388
105 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	186,388

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	27	50	87
D/W/P: Brick on Sand	16.52	112	50	925
Total Estimated Land Improvements True Cash Value =				1,012

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1951

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1556 SF Floor Area = 1556 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,556		
			Total:	173,960	104,377

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711
3 Fixture Bath	1	3,721	2,233

Porches

WPP	64	2,280	1,368

Deck

Treated Wood	573	7,776	4,666

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	480	16,805	10,083

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 212,268 127,362

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 216,515

2026 Est. T.C.V. 009-280-022-00 = 403,915

Est. TCV/Total Floor Area = 259.59, Most recent sale 07/10/2013 for 187,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
154,300	154,300	154,300	109,946	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	47,700	0	2,968	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

202,000	202,000	202,000	112,914	112,914	0

009-280-024-00	2026 Est. T.C.V.	MPB CONSULTING LLC
Property Class: 401		9359 W OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 24 & 25 CROOKED LAKE SHORE PLAT. & E'LY 1/2 VACATED WALKWAY L201P588

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *				LOTS 24 & 25 & 1/2 WALKWAY		
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason Value
A 80'@ \$1900/FF	105.00	143.00	0.9343	1.0053	1900	100 187,379
105 Actual Front Feet, 0.34 Total Acres					Total Est. Land Value = 187,379	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	32.26	80	82	2,116
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				4,491

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1999

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1064 SF Floor Area = 1064 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,064		
			Total:	177,336	132,991

Other Additions/Adjustments

Recreation Room	709	13,450	6,725
Basement, Outside Entrance, Below Grade	1	2,727	2,045

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Porches

WSEP (1 Story)	240	12,314	9,235
CCP (1 Story)	16	790	592

Deck

Treated Wood	496	7,242	5,431

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	864	38,586	28,939
Common Wall: 1.5 Wall	1	-3,883	-2,912
Door Opener	2	1,054	790

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 100 Feet	1	5,734	4,300

Built-Ins

Appliance Allow.	1	2,713	2,035

Local Cost Items

SANITARY SEWER	1	0	0	*86% Good

Totals: 265,428 195,694

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 332,680

Parcel Number: 009-280-024-00

Page: 2

2026 Est. T.C.V. 009-280-024-00 = 524,550
 Est. TCV/Total Floor Area = 493.00, Most recent sale 04/20/2022 for 390,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
202,500	202,500	202,500	202,500	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	59,800	0	0	5,467	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
262,300	262,300	262,300	207,967	207,967	0

009-280-026-00	2026 Est. T.C.V.	EVANS TYSON E
Property Class: 401		9367 W OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 26 & 27 CROOKED LAKE SHORE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	100.00	140.00	0.9457	1.0000	1900	100		179,691
100 Actual Front Feet, 0.32 Total Acres					Total Est.		Land Value =	179,691

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1960

(11) Heating System: Space Heater

Ground Area = 1056 SF Floor Area = 1056 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	800		
1 Story	Siding	Basement	256		
		Total:		120,851	78,553

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,939	1,260

Plumbing

Average Fixture(s)	1	988	642

Porches

CGEP (1 Story)	168	9,173	5,962

Garages

Class: D Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost	432	14,895	9,682

Water/Sewer

Public Sewer	1	1,152	749
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,607	1,045

Fireplaces

Interior 1 Story	1	4,050	2,632

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	157,999	102,699

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 174,588

2026 Est. T.C.V. 009-280-026-00	=	354,279

Est. TCV/Total Floor Area = 335.49

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
134,300	134,300	134,300	84,821	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	42,800	0	0	2,290	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
177,100	177,100	177,100	87,111	87,111	0	

009-280-028-00	2026 Est. T.C.V.	EVANS DAVID D & KATHLEEN A
Property Class: 402		W OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 28 CROOKED LAKE SHORE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	50.00	130.00	1.0000	0.9816	1900	100		93,256
50 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	93,256

2026 Est. T.C.V. 009-280-028-00 = 93,256

Est. TCV/Total Floor Area = 88.31

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
34,400	34,400	34,400	17,654	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,200	0	476	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
46,600	46,600	46,600	18,130	18,130	0

009-280-029-00	2026 Est. T.C.V.	HOWE PAUL & MELINDA
Property Class: 401		9387 W OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 29 CROOKED LAKE SHORE PLAT. & W'LY 1/2 OF VACATED WALKWAY L201P588

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@1900/FF	55.00	126.00	1.0000	0.9740	1900	100		101,783
55 Actual Front Feet, 0.16 Total Acres								101,783
Total Est. Land Value =								101,783

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.92	192	71	807
Total Estimated Land Improvements True Cash Value =				807

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1972

(11) Heating System: Wall/Floor Furnace
 Ground Area = 1080 SF Floor Area = 1080 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,080		
			Total:	125,015	81,258

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,138	740

Porches

CGEP (1 Story)	128	8,224	5,346

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 720 21,542 14,002

Water/Sewer

Public Sewer	1	1,249	812
Water Well, 50 Feet	1	3,212	2,088

Built-Ins

Appliance Allow.	1	1,822	1,184

Fireplaces

Exterior 1 Story	1	5,376	3,494

Local Cost Items

SANITARY SEWER	1	0	0	*86% Good

Totals: 167,578 108,924

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 185,171

2026 Est. T.C.V. 009-280-029-00 = 287,761

Est. TCV/Total Floor Area = 266.45, Most recent sale 10/28/2020 for 219,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
112,200	112,200	112,200	110,485	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	31,700	0	0	2,983	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
143,900	143,900	143,900	113,468	113,468	0

009-280-030-00	2026 Est. T.C.V.	VAN HULLE ROBERT J JR
Property Class: 401		9395 W OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 30 CROOKED LAKE SHORE PLAT & E'LY 1/2 VACATED WALKWAY L201P588

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@1900/FF	55.00	124.00	1.0000	0.9701	1900	100		101,377
55 Actual Front Feet, 0.16 Total Acres								101,377
Total Est. Land Value =								101,377

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1950

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1068 SF Floor Area = 1068 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,068		
			Total:	125,670	75,402

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Porches

CSEP (1 Story)	98	4,526	2,716

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	520	22,329	13,397

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Exterior 1 Story	1	5,597	3,358

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good

Totals: 165,848 99,508

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 169,164

2026 Est. T.C.V. 009-280-030-00 = 272,916

Est. TCV/Total Floor Area = 255.54

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
105,300	105,300	105,300	60,419	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	31,200	0	0	1,631	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
136,500	136,500	136,500	62,050	62,050	0	

009-280-031-00	2026 Est. T.C.V.	THOMAS CALVIN O JR & DANA K
Property Class: 401		9405 W OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 31 & 32 CROOKED LAKE SHORE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@ \$1900/FF	101.00	134.00	0.9434	0.9891	1900	100		179,065
101 Actual Front Feet, 0.31 Total Acres								Total Est. Land Value = 179,065

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	54	94	313
Metal Prefab	15.53	100	50	776
Wood Frame	22.20	192	50	2,131
Total Estimated Land Improvements True Cash Value =				3,220

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1950

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1496 SF Floor Area = 1496 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,496		
Total:				167,892	100,736

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Porches

CGEP (1 Story)	112	7,801	4,681

Deck

Treated Wood	160	3,371	2,023

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	19,077	11,446

Water/Sewer

Public Sewer	1	1,300	780

Water Well, 100 Feet	1	5,415	3,249

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Exterior 1 Story	1	5,597	3,358

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 213,535 128,122

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 217,807

2026 Est. T.C.V. 009-280-031-00 = 400,092

Est. TCV/Total Floor Area = 267.44, Most recent sale 02/01/2002 for 199,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM

153,700	153,700	153,700	110,319	2.70

2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	46,300		0	0	2,978	0

Parcel Number: 009-280-031-00Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
200,000	200,000	200,000	113,297	113,297	113,297

009-280-033-00	2026 Est. T.C.V.	MONRAD CONNIE H
Property Class: 401		9425 W OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 33 CROOKED LAKE SHORE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@1900/FF	50.00	142.00	1.0000	1.0036	1900	100		95,337
50 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	95,337

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1965

(11) Heating System: Space Heater

Ground Area = 672 SF Floor Area = 672 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Basement	336		
1 Story	Block	Crawl Space	336		
		Total:		95,418	57,251

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,202	1,321	
Plumbing				
Average Fixture(s)	1	1,138	683	
Porches				
CCP (1 Story)	140	3,552	2,131	
CPP	96	1,792	1,075	
Deck				
Treated Wood	84	2,108	1,265	
Water/Sewer				
Public Sewer	1	1,249	749	
Water Well, 50 Feet	1	3,212	1,927	
Built-Ins				
Appliance Allow.	1	1,822	1,093	
Fireplaces				
Exterior 1 Story	1	5,376	3,226	
Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Totals:		117,869	70,721	

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 120,225

2026 Est. T.C.V. 009-280-033-00 = 216,512

Est. TCV/Total Floor Area = 322.19

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
83,300	83,300	83,300	42,926	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	25,000	0	1,159	0		

Parcel Number: 009-280-033-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
108,300	108,300	108,300	44,085	44,085	0

009-280-034-00	2026 Est. T.C.V.	MCGEE GAIL I & WISNIEWSKI
Property Class: 401		9435 W OAK DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. LOTS 34 & 35 CROOKED LAKE SHORE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@ \$1900/FF	101.00	153.00	0.9434	1.0224	1900	100		185,101
101 Actual Front Feet, 0.35 Total Acres								
Total Est. Land Value =								185,101

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	15.58	405	50	3,155
D/W/P: 4in Concrete	6.96	1873	50	6,518
D/W/P: Patio Blocks	15.58	240	50	1,869
Total Estimated Land Improvements True Cash Value =				11,542

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1955

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1011 SF Floor Area = 1011 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	720		
1 Story	Siding	Basement	291		
Total:				147,617	95,951

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924

Porches

WPP	80	2,844	1,849
WPP	12	623	405

Deck

Treated Wood	250	4,615	3,000
Treated Wood	64	1,953	1,269

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Door Opener	2	1,054	685
Base Cost	1216	51,571	33,521

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	228,335	148,418

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 252,311

Parcel Number: 009-280-034-00

Page: 2

2026 Est. T.C.V. 009-280-034-00 = 448,954
 Est. TCV/Total Floor Area = 444.07, Most recent sale 10/01/2002 for 140,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
173,900	173,900	173,900	129,372	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	50,600	0	0	3,493	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
224,500	224,500	224,500	132,865	132,865	0

009-290-001-00	2026 Est. T.C.V.	ALTMAN KENNETH L & TONI L
Property Class: 401		7689 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 1 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	59.59	136.00	1.0024	0.8737	4100	100		213,982
64 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	213,982

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	130	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1965

(11) Heating System: Forced Heat & Cool

Ground Area = 800 SF Floor Area = 800 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	800		
Total:				116,242	69,746

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853
3 Fixture Bath	1	4,478	2,687

Deck

Treated Wood	440	6,688	4,013

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	624	25,272	15,163

Water/Sewer

Public Sewer	1	1,465	879
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Interior 1 Story	1	5,235	3,141

Breezeways

Frame Wall	143	9,653	5,792

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	176,512	105,908

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 180,044

2026 Est. T.C.V. 009-290-001-00 = 394,976

Est. TCV/Total Floor Area = 493.72, Most recent sale 03/25/2016 for 209,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
187,100	187,100	187,100	128,111	2.70

Parcel Number: 009-290-001-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	10,400	0	0	3,458	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	197,500	197,500	197,500	131,569	131,569	0

009-290-002-00	2026 Est. T.C.V.	WHITMER WALTER G & GRETCHEN S
Property Class: 401		7699 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 2 T22N R8W LOTS 2 & 52. CROW'S NEST.

02 COMBO W/002-52 FOR 03

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

		* Factors *		LOT 2 & LOT 52		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 67' @ 4100/FF	60.00	119.00	0.7629	0.8338	4100 100	156,491
G 67' @ 1500/	70.00	115.00	0.8473	0.9755	1500 100	86,785
130 Actual Front Feet, 0.35 Total Acres					Total Est. Land Value =	243,276

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	620	0	0
Wood Frame	29.49	96	50	1,415
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,915

Cost Est. for Res. Bldg: 1 Single Family TRI Cls C -5 Blt 1973

(11) Heating System: Electric Baseboard
 Ground Area = 1280 SF Floor Area = 2560 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	720		
2 Story	Siding	Slab	480		
2 Story	Siding	Slab	80		
Total:				270,745	162,420

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853
3 Fixture Bath	1	4,478	2,687

Deck

Treated Wood	384	6,121	3,673
Treated Wood	75	2,096	1,258
Treated Wood	192	3,882	2,329

Water/Sewer

Public Sewer	1	1,465	879
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	2,713	1,628

Garages

Class: C Exterior: Pole (Unfinished)			
Base Cost	1200	28,380	17,028

Local Cost Items

SANITARY SEWER	1	0	0	*71% Good

Totals:	324,646	194,761

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 331,094

2026 Est. T.C.V. 009-290-002-00	=	578,285
Est. TCV/Total Floor Area = 225.89		

Parcel Number: 009-290-002-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	270,400	270,400	270,400	153,378	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	18,700	0	0	4,141	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	289,100	289,100	289,100	157,519	157,519	157,519

009-290-003-00	2026 Est. T.C.V.	MCDONALD JUDITH A
Property Class: 401		7709 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 3 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	61.33	115.00	0.9923	0.8239	4100	100		205,600
62 Actual Front Feet,	0.16	Total Acres			Total Est.		Land Value =	205,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	452	78	2,320
Total Estimated Land Improvements			True Cash Value =	2,320

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C Blt 1974

(11) Heating System: Forced Air w/ Ducts

Ground Area = 840 SF Floor Area = 1470 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	840		
			Total:	179,566	125,696

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Deck

Treated Wood	56	1,813	1,269
Treated Wood	364	5,911	4,138
Treated Wood	160	3,446	2,412

Balcony

Wood Balcony	56	2,446	1,712

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	352	15,365	10,755

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Exterior 1 Story	1	6,387	4,471

Local Cost Items

SANITARY SEWER	1	0	0	*92% Good

Totals:	230,746	161,521

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 274,586

2026 Est. T.C.V. 009-290-003-00 = 482,506

Est. TCV/Total Floor Area = 328.24

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
224,500	224,500	224,500	116,992	2.70

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-290-003-00

Page: 2

0	16,800	0	0	3,158	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
241,300	241,300	241,300	120,150	120,150	0

009-290-004-00	2026 Est. T.C.V.	BARR KEITH
Property Class: 402		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 4 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.67	110.00	0.9961	0.8112	4100	100		200,993
61 Actual Front Feet, 0.15 Total Acres					Total Est.		Land Value =	200,993

2026 Est. T.C.V. 009-290-004-00 = 200,993

Est. TCV/Total Floor Area = 136.73

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
98,000	98,000	98,000	64,109	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,500	0	1,730	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
100,500	100,500	100,500	65,839	65,839	0	

009-290-005-00	2026 Est. T.C.V.	BARR KEITH
Property Class: 401		7729 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 5 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	115.00	1.0000	0.8239	4100	100		202,684
60 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	202,684

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	568	71	2,653
Total Estimated Land Improvements			True Cash Value =	2,653

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1973

(11) Heating System: Electric Baseboard

Ground Area = 1438 SF Floor Area = 1438 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,438		
			Total:	191,122	133,786

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Deck

Treated Wood	238	4,477	3,134

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	432	19,708	13,796
Common Wall: 1 Wall	1	-2,589	-1,812

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Exterior 1 Story	1	6,387	4,471

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 234,917 164,443

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 279,552

2026 Est. T.C.V. 009-290-005-00 = 484,889

Est. TCV/Total Floor Area = 337.20, Most recent sale 06/29/2015 for 335,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
226,200	226,200	226,200	153,453	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	16,200	0	0	4,143	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
242,400	242,400	242,400	157,596	157,596	0	

009-290-006-00	2026 Est. T.C.V.	MOOLENAAR JOHN & AMY K
Property Class: 401		7739 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 6 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	122.00	1.0000	0.8411	4100	100		206,919
60 Actual Front Feet,	0.17	Total Acres			Total Est.	Land Value =		206,919

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	730	0	0
D/W/P: 4in Concrete	6.96	165	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements	True Cash Value =			1,900

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1967

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 994 SF Floor Area = 994 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	994		
			Total:	144,804	101,364

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	266	14,556	10,189
Door Opener	1	527	369

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Porches

CCP (1 Story)	20	988	692

Local Cost Items

SANITARY SEWER	1	0	0	*92% Good

Totals:	172,209	120,547

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 204,930

2026 Est. T.C.V. 009-290-006-00 = 413,749

Est. TCV/Total Floor Area = 416.25

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
194,400	194,400	194,400	92,200	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	12,500	0	2,489	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
206,900	206,900	206,900	94,689	94,689	0	

009-290-007-00	2026 Est. T.C.V.	VERBERKMOES DANIEL & DAWN TRUST
Property Class: 401		7749 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 7 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	128.00	1.0000	0.8554	4100	100		210,425
60 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	210,425

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	464	71	2,168
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				4,668

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = 1280 SF Floor Area = 2258 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,280		
1 Story	Siding	Overhang	338		
Total:				286,113	228,901

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Porches

WCP (1 Story)	64	3,898	3,118

Deck

Treated Wood	192	3,882	3,106

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	676	32,326	25,861
Common Wall: 1 Wall	1	-2,589	-2,071
Door Opener	1	527	422

Water/Sewer

Public Sewer	1	1,465	1,172
Water Well, 50 Feet	1	3,344	2,675

Built-Ins

Appliance Allow.	1	2,713	2,170

Breezeways

Frame Wall	144	9,720	7,776

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	347,299	277,850

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 472,345

Parcel Number: 009-290-007-00

Page: 2

 Est. TCV/Total Floor Area = 304.45, Most recent sale 06/01/1998 for 120,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
318,400	318,400	318,400	206,587	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	25,300	0	0	5,577	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
343,700	343,700	343,700	212,164	212,164	212,164	

009-290-008-00	2026 Est. T.C.V.	WILLIAMS LORENE F & TERRY L TRUST
Property Class: 401		7759 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 8 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	132.00	1.0000	0.8647	4100	100		212,704
60 Actual Front Feet, 0.18 Total Acres								212,704
Total Est. Land Value =								212,704

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	400	0	0
D/W/P: 4in Concrete	6.96	56	0	0
D/W/P: 4in Concrete	6.96	100	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1962

(11) Heating System: Forced Heat & Cool
 Ground Area = 1752 SF Floor Area = 1752 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,752		
Total:				234,593	140,756

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853
3 Fixture Bath	1	4,478	2,687

Porches

WCP (1 Story)	91	4,812	2,887
WCP (1 Story)	17	1,258	755

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	576	28,771	17,263
Common Wall: 1 Wall	1	-2,589	-1,553
Door Opener	1	527	316

Water/Sewer

Public Sewer	1	1,465	879
Water Well, 100 Feet	1	5,734	3,440

Built-Ins

Appliance Allow.	1	2,713	1,628

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals: 283,184 169,911

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 288,849

2026 Est. T.C.V. 009-290-008-00 = 503,928

Est. TCV/Total Floor Area = 287.63, Most recent sale 03/10/2025 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
235,100	235,100	235,100	169,186	2.70

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-290-008-00

Page: 2

0	16,900	0	0	4,568	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
252,000	252,000	252,000	173,754	173,754	0

009-290-009-00	2026 Est. T.C.V.	ANSON RONALD F
Property Class: 401		7769 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 2 T22N R8W LOT 9 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	62.16	131.00	0.9877	0.8624	4100	100		217,064
71 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	217,064

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	17.02	200	0	0
D/W/P: Patio Blocks	14.26	24	0	0
D/W/P: 3.5 Concrete	6.16	186	50	573
D/W/P: 4in Concrete	6.47	560	50	1,811
Total Estimated Land Improvements True Cash Value =				2,384

Cost Est. for Res. Bldg: 1	Single Family	1.25S	Cls CD	Blt 2016

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1040 SF Floor Area = 1365 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	650		
1 Story	Siding	Crawl Space	390		
			Total:	151,154	139,062

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	1,090

Deck

Treated Wood	356	5,692	5,237

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	480	18,926	17,412
Storage Over Garage	120	1,415	1,302

Water/Sewer

Public Sewer	1	1,300	1,196
Water Well, 50 Feet	1	3,344	3,076

Built-Ins

Appliance Allow.	1	1,897	1,745

Totals:	184,913	170,120

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 289,204

2026 Est. T.C.V. 009-290-009-00 = 508,652

Est. TCV/Total Floor Area = 372.64, Most recent sale 08/12/2013 for 120,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
236,900	236,900	236,900	173,729	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,400	0	0	4,690	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
254,300	254,300	254,300	178,419	178,419	0	

009-290-011-00	2026 Est. T.C.V.	HOLMES ROBERT P & KIMBERLY J
Property Class: 401		7789 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 11 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	61.33	144.00	0.9923	0.8914	4100	100		222,436
67 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	222,436

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	18.86	96	45	815
Total Estimated Land Improvements				815

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-10 Blt 1968

(11) Heating System: Electric Baseboard

Ground Area = 936 SF Floor Area = 936 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	936		
			Total:	117,143	82,001

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	588	21,785	19,606	*90% Good

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	2,713	1,899

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good

Totals: 147,872 107,867

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 183,374

2026 Est. T.C.V. 009-290-011-00 = 406,625

Est. TCV/Total Floor Area = 434.43, Most recent sale 09/13/2012 for 204,150

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
191,800	191,800	191,800	124,028	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,500	0	0	3,348	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
203,300	203,300	203,300	127,376	127,376	0	

009-290-012-00	2026 Est. T.C.V.	CUNNINGHAM RUSSELL J
Property Class: 401		7799 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 2 T22N R8W LOT 12 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	61.33	140.00	0.9923	0.8826	4100	100		220,254
67 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	220,254

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	364	71	1,592
Total Estimated Land Improvements				True Cash Value = 1,592

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls CD	Blt 1960

(11) Heating System: Electric Baseboard

Ground Area = 936 SF Floor Area = 936 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	936		
			Total:	115,108	69,065

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 100 Feet	1	5,415	3,249

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Exterior 1 Story	1	5,597	3,358

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	224	9,854	5,912

Local Cost Items

SANITARY SEWER	1	0	0	*92% Good

Totals:	140,356	84,213

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 143,162

2026 Est. T.C.V. 009-290-012-00	=	365,008

Est. TCV/Total Floor Area = 389.97

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
172,900	172,900	172,900	94,219	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	9,600	0	0	2,543	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
182,500	182,500	182,500	96,762	96,762	0	

009-290-013-00	2026 Est. T.C.V.	ORMSBY H ROBERT II
Property Class: 401		7809 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 13 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.67	135.00	0.9961	0.8715	4100	100		215,929
66 Actual Front Feet,	0.18	Total Acres			Total Est.		Land Value =	215,929

Cost Est. for Res. Bldg: 1 Single Family 2S Cls BC Blt 1993

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1280 SF Floor Area = 2560 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,280		
			Total:	370,266	251,781

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,094	1,424
3 Fixture Bath	1	6,585	4,478

Porches

WCP (1 Story)	35	3,178	2,161

Deck

Treated Wood	480	7,507	5,105
Treated Wood	128	3,153	2,144

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	30,960	21,053
Common Wall: 1 Wall	1	-3,005	-2,043

Water/Sewer

Public Sewer	1	1,877	1,276
Water Well, 50 Feet	1	3,351	2,279

Built-Ins

Appliance Allow.	1	3,899	2,651

Fireplaces

Exterior 2 Story	1	10,141	6,896

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 440,006 299,205

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 508,649

2026 Est. T.C.V. 009-290-013-00 = 724,578

Est. TCV/Total Floor Area = 283.04

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
334,100	334,100	334,100	178,841	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	28,200	0	4,828	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
362,300	362,300	362,300	183,669	183,669	183,669

009-290-014-00	2026 Est. T.C.V.	DENNO WILLIAM L ETAL
Property Class: 401		7819 W PINE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 14 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	65.33	120.00	0.9706	0.8363	4100	100		217,434
73 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	217,434

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	17.02	30	0	0
D/W/P: Asphalt Paving	2.89	160	0	0
Metal Prefab	16.47	90	45	667
Wood Frame	34.55	42	35	508

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,125

Cost Est. for Res. Bldg: 1 Single Family 1S	Cls CD	Blt 1970

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1060 SF Floor Area = 1060 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	436		
1 Story	Siding	Crawl Space	624		
		Total:		140,759	84,455

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Deck

Treated Wood	453	6,659	3,995

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Porches

CPP	12	311	187

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals:	155,455	93,272

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 158,562

2026 Est. T.C.V. 009-290-014-00	=	378,121

Est. TCV/Total Floor Area = 356.72

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
177,500	177,500	177,500	107,083	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,600	0	2,891	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
189,100	189,100	189,100	109,974	109,974	109,974

009-290-015-00	2026 Est. T.C.V.	GOODENOW LORI TRUST &
Property Class: 402		W PINE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 15 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	108.00	1.0000	0.8060	3800	100		183,769
60 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	183,769

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.60	100	50	1,280
Total Estimated Land Improvements			True Cash Value =	1,280

2026 Est. T.C.V. 009-290-015-00 = 185,049

Est. TCV/Total Floor Area = 174.57

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
97,400	97,400	97,400	41,934	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,900	0	0	1,132	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
92,500	92,500	92,500	43,066	43,066	0	

009-290-016-00	2026 Est. T.C.V.	GOODENOW LORI TRUST &
Property Class: 401		7839 W PINE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 16 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	65.00	119.00	0.9724	0.8338	3800	100		200,268
70 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	200,268

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.92	360	71	1,513
Total Estimated Land Improvements				True Cash Value = 1,513

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls CD	Blt 1967

(11) Heating System: Electric Baseboard

Ground Area = 999 SF Floor Area = 999 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Crawl Space	999		
			Total:	122,454	79,595

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,138	740

Porches

CCP (1 Story)	200	4,850	3,152

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	400	14,220	9,243

Water/Sewer

Public Sewer	1	1,249	812

Water Well, 50 Feet	1	3,212	2,088

Built-Ins

Appliance Allow.	1	1,822	1,184

Fireplaces

Exterior 1 Story	1	5,376	3,494

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good

Totals:	154,321	100,308

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 170,524

2026 Est. T.C.V. 009-290-016-00 = 372,305

Est. TCV/Total Floor Area = 372.68

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
184,300	184,300	184,300	97,805	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,900	0	0	2,640	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
186,200	186,200	186,200	100,445	100,445	0

009-290-017-00	2026 Est. T.C.V.	VANDEPOL MATTHEW D & MEGAN M
Property Class: 401		7849 W PINE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 17 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	62.33	141.00	0.9867	0.8848	3800	100		206,810
66 Actual Front Feet,	0.20	Total Acres			Total Est.		Land Value =	206,810

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	288	0	0
D/W/P: 4in Concrete	6.96	40	0	0
D/W/P: 4in Concrete	6.96	196	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements			True Cash Value =	1,900

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1966

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 1422 SF Floor Area = 1483 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,422		
1 Story	Siding	Overhang	61		
		Total:		233,142	139,884

Other Additions/Adjustments

Recreation Room	900	17,073	10,244
Basement, Outside Entrance, Below Grade	1	2,727	1,636

Plumbing

Average Fixture(s)	1	1,422	853
2 Fixture Bath	1	2,996	1,798

Porches

WCP (1 Story)	77	4,387	2,632
WPP	195	4,760	2,856

Deck

Treated Wood	452	6,807	4,084
Treated Wood	104	2,540	1,524

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	440	17,794	10,676
Door Opener	1	527	316

Water/Sewer

Public Sewer	1	1,465	879
Water Well, 100 Feet	1	5,734	3,440

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Exterior 1 Story	1	6,387	3,832

Local Cost Items

SANITARY SEWER	1	0	0	*82% Good

Totals: 310,474 186,282

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 316,679

2026 Est. T.C.V. 009-290-017-00 = 525,389

Est. TCV/Total Floor Area = 354.27, Most recent sale 11/01/2012 for 225,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
252,200	252,200	252,200	138,505	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,500	0	3,739	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
262,700	262,700	262,700	142,244	142,244	0

009-290-018-00	2026 Est. T.C.V.	STECKROTH FAMILY TRUST
Property Class: 401		7859 W PINE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 18 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	62.33	160.00	0.9867	0.9249	3800	100		216,165
70 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	216,165

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	18.00	1019	50	9,171
D/W/P: Brick on Sand	18.00	144	50	1,296
Total Estimated Land Improvements				10,467

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1965

(11) Heating System: Forced Heat & Cool

Ground Area = 1478 SF Floor Area = 1478 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,040		
1 Story	Siding	Crawl Space	438		
			Total:	202,122	131,380

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Porches

WCP (1 Story)	369	12,742	8,282
WSEP (1 Story)	115	7,068	4,594

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	840	28,014	18,209
Common Wall: 1 Wall	1	-2,421	-1,574
Door Opener	1	468	304

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Breezeways

Frame Wall	469	24,613	15,998

Totals: 281,550 183,006

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 311,110

2026 Est. T.C.V. 009-290-018-00 = 537,742

Est. TCV/Total Floor Area = 363.83, Most recent sale 05/01/1997 for 86,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
259,100	259,100	259,100	154,909	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	9,800	0	4,182	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
268,900	268,900	268,900	159,091	159,091	0	

009-290-019-00	2026 Est. T.C.V.	COLECCHIO BRETT & SARA
Property Class: 401		7869 W PINE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 19 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	63.00	172.00	0.9831	0.9486	3800	100		223,245
71 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	223,245

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1609	50	6,573
D/W/P: 4in Concrete	6.96	299	50	1,040
Total Estimated Land Improvements				True Cash Value = 7,613

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C -5 Blt 2023

(11) Heating System: Forced Heat & Cool

Ground Area = 1692 SF Floor Area = 2870 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,500		
1.25 Story	Siding	Crawl Space	192		
1 Story	Siding	Overhang	380		
			Total:	314,208	304,824

Other Additions/Adjustments

Exterior

Brick Veneer	300	4,968	4,819

Plumbing

Average Fixture(s)	1	1,422	1,379
3 Fixture Bath	2	8,956	8,687

Water/Sewer

2000 Gal Septic	1	9,318	9,038
Water Well, 100 Feet	1	5,734	5,562

Porches

WCP (1 Story)	280	10,125	9,821
CCP (1 Story)	72	2,208	2,142

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	576	28,771	27,908
Common Wall: 1/2 Wall	1	-1,294	-1,255
Door Opener	2	1,054	1,022

Built-Ins

Appliance Allow.	1	2,713	2,632

Totals: 388,183 376,579

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 640,184

2026 Est. T.C.V. 009-290-019-00 = 871,042

Est. TCV/Total Floor Area = 303.50, Most recent sale 09/21/2018 for 349,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
413,100	413,100	413,100	323,658	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	22,400	0	0	8,738	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

435,500

435,500

435,500

332,396

332,396

332,396

009-290-020-00	2026 Est. T.C.V.	HUNT DAVID H & KRUYMAS
Property Class: 401		7879 W PINE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 20 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	59.20	165.00	1.0047	0.9349	3800	100		211,310
66 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	211,310

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	600	94	3,925

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				4,875

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 2011

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1379 SF Floor Area = 1929 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=87/100/100/100/87

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,379		
1 Story	Siding	Overhang	550		
Total:				251,282	218,620

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,237
3 Fixture Bath	1	4,478	3,896
2 Fixture Bath	1	2,996	2,607

Porches

WCP (1 Story)	475	16,364	14,237
CCP (1 Story)	48	1,531	1,332

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	672	26,665	23,199
Storage Over Garage	390	5,164	4,493
Common Wall: 1 Wall	1	-2,589	-2,252
Door Opener	1	527	458

Water/Sewer

Public Sewer	1	1,465	1,275
Water Well, 100 Feet	1	5,734	4,989

Built-Ins

Appliance Allow.	1	2,713	2,360

Totals: 317,752 276,451

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 469,967

2026 Est. T.C.V. 009-290-020-00 = 686,152

Est. TCV/Total Floor Area = 355.70, Most recent sale 06/01/2002 for 85,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
326,400	326,400	326,400	193,620	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	16,700	0	0	5,227	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

343,100	343,100	343,100	198,847	198,847	0

009-290-021-00	2026 Est. T.C.V.	ANTON ROBERT A & KATHLEEN M
Property Class: 401		7889 W PINE DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 2 T22N R8W LOT 21 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	62.50	147.00	0.9858	0.8978	3800	100		210,213
66 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	210,213

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.92	100	71	420
Total Estimated Land Improvements				420

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls CD	Blt 1967

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1098 SF Floor Area = 1098 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Crawl Space	1,098		
			Total:	133,685	93,580

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,138	797

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	440	17,142	11,999
Common Wall: 1 Wall	1	-2,325	-1,627

Water/Sewer

Public Sewer	1	1,249	874
Water Well, 50 Feet	1	3,212	2,248

Built-Ins

Appliance Allow.	1	1,822	1,275

Fireplaces

Wood Stove	1	2,023	1,416

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good

Totals:	157,946	110,562

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 187,955

2026 Est. T.C.V. 009-290-021-00	=	398,588

Est. TCV/Total Floor Area = 363.01

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
196,700	196,700	196,700	103,247	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	2,600	0	0	2,787	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
199,300	199,300	199,300	106,034	106,034	0	

009-290-022-00	2026 Est. T.C.V.	ANTON ROBERT A & KATHLENN M
Property Class: 401		7899 W PINE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 22 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	63.17	131.00	0.9822	0.8624	3800	100		203,300
67 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	203,300

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	792	71	3,464
Total Estimated Land Improvements			True Cash Value =	3,464

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls CD	Blt 1968

(11) Heating System: Electric Baseboard

Ground Area = 884 SF Floor Area = 884 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Slab	884		
			Total:	112,227	78,557

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	829

Porches

CGEP (1 Story)	364	18,546	12,982

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	484	16,901	11,831

Water/Sewer

Public Sewer	1	1,300	910

Water Well, 100 Feet	1	5,415	3,790

Built-Ins

Appliance Allow.	1	1,897	1,328

Fireplaces

Interior 1 Story	1	4,610	3,227

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good

Totals:	162,081	113,454

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 192,872

2026 Est. T.C.V. 009-290-022-00	=	399,636

Est. TCV/Total Floor Area = 452.08

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
195,000	195,000	195,000	103,375	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,800	0	0	2,791	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
199,800	199,800	199,800	106,166	106,166	0	

009-290-023-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

CHILES GAYLE M & EARLE W
7909 W PINE DR
LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 23 CROW'S NEST. PCL OF THE SURVEY RECORDED IN BOOK OF
SURVEYS S-6 P-165

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	63.83	106.00	0.9786	0.8007	3800	100		190,070
68 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	190,070

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	716	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements			True Cash Value =	1,900

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 1974

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1608 SF Floor Area = 2560 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	224		
1.5 Story	Siding	Basement	704		
2 Story	Siding	Basement	288		
1 Story	Siding	Basement	392		
1 Story	Siding	Overhang	312		
		Total:		348,720	244,113

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	2	8,956	6,269

Deck

Treated Wood	374	6,018	4,213
Treated Wood	18	806	564

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	624	25,272	17,690
Common Wall: 1 Wall	1	-2,589	-1,812
Door Opener	1	527	369

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	2,713	1,899

Porches

WCP (1 Story)	24	1,776	1,243

Totals: 398,430 278,909

Notes: 2005 ADDITION STARTED

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 474,145

2026 Est. T.C.V. 009-290-023-00 = 666,115
Est. TCV/Total Floor Area = 260.20, Most recent sale 10/22/2018 for 407,500

Parcel Number: 009-290-023-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	312,700	312,700	312,700	203,702	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	20,400	0	0	5,499	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	333,100	333,100	333,100	209,201	209,201	209,201

009-290-024-00	2026 Est. T.C.V.	WOODCOCK DALE R & JANET A
Property Class: 401		7919 W PINE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 24 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	63.83	100.00	0.9786	0.7846	3800	100		186,233
68 Actual Front Feet,	0.14	Total Acres			Total Est.	Land Value =		186,233

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	644	71	3,009
Total Estimated Land Improvements		True Cash Value =		3,009

Cost Est. for Res. Bldg: 1 Single Family BI Cls C -5 Blt 1969

(11) Heating System: Forced Heat & Cool

Ground Area = 1034 SF Floor Area = 1492 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Bi-Level	Siding	Bi-Lev. 80%	517		
1 Story	Siding	Crawl Space	517		
1 Story	Siding	Overhang	44		
		Total:		176,831	106,093

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	1,636

Plumbing

Average Fixture(s)	1	1,422	853
3 Fixture Bath	1	4,478	2,687

Porches

CGEP (1 Story)	64	5,923	3,554
CCP (1 Story)	64	1,984	1,190
CCP (1 Story)	105	3,091	1,855
CCP (1 Story)	120	3,497	2,098

Deck

Treated Wood	400	6,284	3,770

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	504	21,864	13,118
Common Wall: 1 Wall	1	-2,589	-1,553
Door Opener	1	527	316

Water/Sewer

Public Sewer	1	1,465	879
Water Well, 100 Feet	1	5,734	3,440

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Direct-Vented Gas	1	2,963	1,778

Breezeways

Frame Wall	203	13,703	8,222

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Parcel Number: 009-290-024-00

Page: 2

 Totals: 252,617 151,564

Notes:

 ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 257,659

2026 Est. T.C.V. 009-290-024-00 = 446,901

Est. TCV/Total Floor Area = 299.53, Most recent sale 09/01/1999 for 149,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
216,400	216,400	216,400	106,533	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,100	0	0	2,876	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
223,500	223,500	223,500	109,409	109,409	109,409	

009-290-025-00	2026 Est. T.C.V.	EDDS DANIEL L & REBECCA L
Property Class: 401		7929 W PINE DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 2 T22N R8W LOT 25 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	64.33	75.00	0.9759	0.7094	3800	100		169,251
66 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 169,251

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	32.26	80	93	2,400

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 2003

(11) Heating System: Forced Heat & Cool

Ground Area = 952 SF Floor Area = 1428 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	952		
Total:				197,257	157,809

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Porches

WCP (1 Story)	136	6,438	5,150

Deck

Treated Wood	168	3,558	2,846

Water/Sewer

Public Sewer	1	1,465	1,172
Water Well, 100 Feet	1	5,734	4,587

Built-Ins

Appliance Allow.	1	2,713	2,170

Local Cost Items

SANITARY SEWER	1	0	0	*93% Good

Totals: 223,065 178,454

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 303,372

2026 Est. T.C.V. 009-290-025-00 = 477,373

Est. TCV/Total Floor Area = 334.29, Most recent sale 04/17/2020 for 295,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
227,300	227,300	227,300	172,369	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,400	0	4,653	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
238,700	238,700	238,700	177,022	177,022	0

009-290-026-00	2026 Est. T.C.V.	HINDY GERARD T & MOLLIE M
Property Class: 401		7939 W PINE DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 2 T22N R8W LOT 26 CROW'S NEST ALSO DESC IN BOOK OF SURVEYS S-6 PP55.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	58.75	107.72	1.0074	0.8053	3800	100		181,116
78 Actual Front Feet,	0.12	Total Acres			Total Est.		Land Value =	181,116

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	155	76	820
D/W/P: 4in Concrete	6.96	161	94	1,054
Wood Frame	29.49	96	50	1,415

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements				4,239

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1986

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1096 SF Floor Area = 2228 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	1,096		
1 Story	Siding	Overhang	36		
		Total:		239,309	155,573

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Deck

Treated Wood	598	8,181	5,318
Treated Wood	208	4,093	2,660
Treated Wood	50	1,689	1,098

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 2 Story	1	7,869	5,115

Local Cost Items

SANITARY SEWER	1	0	0	*76% Good

Totals: 274,563 178,488

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 303,430

2026 Est. T.C.V. 009-290-026-00 = 488,785

Est. TCV/Total Floor Area = 219.38, Most recent sale 09/01/1999 for 132,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
233,700	233,700	233,700	116,074	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	10,700	0	3,133	0

Parcel Number: 009-290-026-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
244,400	244,400	244,400	119,207	119,207	119,207

009-290-027-00	2026 Est. T.C.V.	WATROBA PAUL & ANDREA E
Property Class: 401		260 S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 27 EXC BEG N 85 DEG 04'37"W 82.43 FT FROM SE COR LOT 27 TH N 85 DEG 04' 37"W
22.24 FT, N 13 DEG 18'19"E 4.17 FT, N 76 DEG 41'41"E 22 FT, S 13 DEG 18'19" W .92
FT TO POB. CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	52.00	238.00	1.0514	1.0628	3800	100		220,790
52 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	220,790

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	8.14	378	0	0
Metal Prefab	34.41	48	45	743

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	2	95	9,500
Total Estimated Land Improvements True Cash Value =				10,243

Cost Est. for Res. Bldg: 1 Single Family LOG Cls BC Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 1288 SF Floor Area = 1932 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Pine Logs	Basement	1,288		
			Total:	328,596	262,878

Other Additions/Adjustments

Recreation Room	1288	34,531	17,265

Exterior

Brick Veneer	28	553	442

Basement, Outside Entrance, Below Grade	1	3,813	3,050

Plumbing

Average Fixture(s)	1	2,094	1,675
3 Fixture Bath	1	6,585	5,268
2 Fixture Bath	2	8,824	7,059

Porches

WCP (1 Story)	111	7,009	5,607
WPP	145	4,998	3,998
WPP	545	12,448	9,958

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	736	43,534	34,827
Storage Over Garage	442	7,655	6,124
Door Opener	2	1,317	1,054

Water/Sewer

Public Sewer	1	1,877	1,502
Water Well, 100 Feet	1	6,387	5,110

Built-Ins

Appliance Allow.	1	3,899	3,119

Fireplaces

Interior 2 Story	1	8,330	6,664

Parcel Number: 009-290-027-00

Page: 2

Local Cost Items

SANITARY SEWER

1

0

0

*94% Good

Totals:

482,450

375,600

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:

638,520

2026 Est. T.C.V. 009-290-027-00

= 869,553

Est. TCV/Total Floor Area = 450.08, Most recent sale 04/25/2025 for 1,175,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
412,000	412,000	412,000	235,465	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	22,800	0	0	199,335	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
434,800	434,800	434,800	241,822	434,800	434,800	

009-290-028-00	2026 Est. T.C.V.	BALL JAMES R & JANICE C
Property Class: 401		268 S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 28 & BEG N 85 DEG 04'37"W 82.43 FT FROM SE COR LOT 27, TH N 85 DEG 04'37" W
 22.24 FT, N 13 DEG 18'19"E 4.17 FT, N 76 DEG 41'41"E 22 FT, S 13 DEG 18'19" W
 .92 FT TO POB. CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	52.00	165.00	1.0514	0.9349	3800	100		194,222
52 Actual Front Feet,	0.20	Total Acres			Total Est. Land Value =			194,222

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	112	0	0
D/W/P: 4in Ren. Conc.	8.17	550	0	0
Metal Prefab	24.17	48	45	522

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				2,872

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1970

(11) Heating System: Electric Baseboard

Ground Area = 1056 SF Floor Area = 1392 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	672		
1 Story	Siding	Basement	384		
		Total:		203,761	152,804

Other Additions/Adjustments

Recreation Room	384	7,284	3,642
Basement, Outside Entrance, Below Grade	1	2,727	2,045

Plumbing

Average Fixture(s)	1	1,422	1,066
2 Fixture Bath	1	2,996	2,247

Porches

CCP (1 Story)	36	1,218	913
WPP	240	5,184	3,888

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	572	23,801	17,851
Door Opener	1	527	395

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 100 Feet	1	5,734	4,300

Built-Ins

Appliance Allow.	1	2,713	2,035

Fireplaces

Direct-Vented Gas	1	2,963	2,222

Local Cost Items

SANITARY SEWER	1	0	0	*91% Good

Totals: 261,795 194,507

Parcel Number: 009-290-028-00

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Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 330,662

2026 Est. T.C.V. 009-290-028-00 = 527,756

Est. TCV/Total Floor Area = 379.14

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
251,600	251,600	251,600	116,974	2.70		
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	12,300	0	0	3,158	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
263,900	263,900	263,900	120,132	120,132	120,132	

009-290-029-00	2026 Est. T.C.V.	LONSBERRY SCOTT & JUDITH TRUST
Property Class: 401		280 S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 29 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	52.00	183.00	1.0514	0.9694	3800	100		201,389
52 Actual Front Feet, 0.22 Total Acres								201,389
Total Est. Land Value =								201,389

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	267	0	0
Wood Frame	33.62	48	94	1,517
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,467

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1967

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 960 SF Floor Area = 960 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	960		
Total:				137,116	89,125

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,293	1,490	
Plumbing				
Average Fixture(s)	1	1,185	770	
Porches				
CPP	36	946	615	
WPP	240	4,596	2,987	
Water/Sewer				
Public Sewer	1	1,300	845	
Water Well, 50 Feet	1	3,344	2,174	
Built-Ins				
Appliance Allow.	1	1,897	1,233	
Fireplaces				
Exterior 1 Story	1	5,597	3,638	
Local Cost Items				
SANITARY SEWER	1	0	0	*71% Good
Totals:		158,274	102,877	

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 174,891

2026 Est. T.C.V. 009-290-029-00 = 378,747

Est. TCV/Total Floor Area = 394.53, Most recent sale 08/02/2004 for 161,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
184,500	184,500	184,500	80,400	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,900	0	2,170	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
189,400	189,400	189,400	82,570	82,570	0	

009-290-030-00	2026 Est. T.C.V.	COLLINS LYNN MELISSA
Property Class: 401		292 S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 30 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	160.00	1.0000	0.9249	3800	100		210,871
60 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	210,871

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	800	0	0
Wood Frame	29.49	96	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 2003

(11) Heating System: Forced Heat & Cool

Ground Area = 1008 SF Floor Area = 1512 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,008		
			Total:	228,562	205,717

Other Additions/Adjustments

Recreation Room	808	15,328	13,795
Basement, Outside Entrance, Below Grade	1	2,727	2,454

Plumbing

Average Fixture(s)	1	1,422	1,280
3 Fixture Bath	1	4,478	4,030
2 Fixture Bath	1	2,996	2,696

Deck

Treated Wood	400	6,284	5,656

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	440	19,950	17,955
Common Wall: 1 Wall	1	-2,589	-2,330
Door Opener	1	527	474

Water/Sewer

Public Sewer	1	1,465	1,318
Water Well, 100 Feet	1	5,734	5,161

Built-Ins

Appliance Allow.	1	2,713	2,442

Fireplaces

Direct-Vented Gas	1	2,963	2,667

Local Cost Items

SANITARY SEWER	1	0	0	*93% Good

Totals:	292,560	263,315

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 447,636

Parcel Number: 009-290-030-00

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2026 Est. T.C.V. 009-290-030-00 = 660,882
 Est. TCV/Total Floor Area = 437.09, Most recent sale 06/07/2023 for 599,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
313,100	313,100	313,100	284,762	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	17,300	0	0	7,688	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
330,400	330,400	330,400	292,450	292,450	292,450

009-290-031-00	2026 Est. T.C.V.	SCHAFRANEK EUGENE J TRUSTEE OF THE
Property Class: 401		304 S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 2 T22N R8W LOT 31 CROW'S NEST

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	149.00	1.0000	0.9021	3800	100		205,679
60 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	205,679

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	90	71	420
Total Estimated Land Improvements			True Cash Value =	420

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1960

(11) Heating System: Forced Air w/ Ducts

Ground Area = 767 SF Floor Area = 959 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	767		
			Total:	143,931	93,554

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924

Porches

WPP	404	7,199	4,679

Water/Sewer

Public Sewer	1	1,465	952

Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SANITARY SEWER	1	0	0	*91% Good

Totals:	165,191	107,372

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 182,532

2026 Est. T.C.V. 009-290-031-00 = 388,631

Est. TCV/Total Floor Area = 405.25

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
189,400	189,400	189,400	52,378	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,900	0	1,414	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
194,300	194,300	194,300	53,792	53,792	0	

009-290-032-00	2026 Est. T.C.V.	SCHAFRANEK EUGENE J TRUSTEE OF THE
Property Class: 402		S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 32 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	145.00	1.0000	0.8935	3800	100		203,729
60 Actual Front Feet, 0.20 Total Acres					Total Est.		Land Value =	203,729

2026 Est. T.C.V. 009-290-032-00 = 203,729

Est. TCV/Total Floor Area = 212.44

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
107,200	107,200	107,200	28,341	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-5,300	0	765	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
101,900	101,900	101,900	29,106	29,106	0	

009-290-033-00	2026 Est. T.C.V.	LAMB PAMELA
Property Class: 401		316 S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 33 & N 1/2 LOT 34 CROW'S NEST.

COMBO 1/2 OF LOT 34 IN 92

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	77.00	147.00	0.9164	0.8978	3800	100		240,744
77 Actual Front Feet,		0.26 Total Acres			Total Est. Land Value =			240,744

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	800	0	0
D/W/P: 4in Ren. Conc.	8.17	1166	0	0
D/W/P: 4in Ren. Conc.	8.17	191	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C 10 Blt 1977

(11) Heating System: Forced Heat & Cool

Ground Area = 1402 SF Floor Area = 2059 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	889		
1 Story	Siding	Slab	513		
1 Story	Siding	Overhang	72		
1 Story	Siding	Overhang	103		
1 Story	Brick	Overhang	482		
		Total:		291,607	204,124

Other Additions/Adjustments

Recreation Room	875	16,599	11,619
Basement, Outside Entrance, Below Grade	1	2,727	1,909

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	2	8,956	6,269
2 Fixture Bath	1	2,996	2,097

Porches

WPP	473	8,410	5,887
WPP	243	5,205	3,643
CCP (1 Story)	96	2,851	1,996

Deck

Treated Wood	288	5,069	3,548

Balcony

Wood Balcony	41	1,791	1,254

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	607	29,834	20,884
Common Wall: 1 Wall	1	-2,589	-1,812
Door Opener	1	527	369

Water/Sewer

Public Sewer	1	1,465	1,025

Parcel Number: 009-290-033-00

Page: 2

Water Well, 50 Feet	1	3,344	2,341
Built-Ins			
Appliance Allow.	1	2,713	1,899
Fireplaces			
Interior 1 Story	1	5,235	3,664
Prefab 1 Story	1	2,542	1,779
Wood Stove	1	2,503	1,752
Totals:		393,207	275,242

Notes: +ONSITE ADDITION

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 467,911

2026 Est. T.C.V. 009-290-033-00					=	709,625
Est. TCV/Total Floor Area = 344.65, Most recent sale 05/15/2025 for 799,900						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
310,000	310,000	310,000	175,797	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
14,400	30,400	0	14,400	164,603		0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
354,800	354,800	354,800	194,943	354,800		354,800

009-290-034-50
 Property Class: 402
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

RASTELLO KEITH & VICKI L
 S CAROLYN AVE
 LAKE CITY, MI 49651

. SEC 2 T22N R8W S'LY 1/2 OF LOT 34 CROW'S NEST

SPLIT FROM 290-034-00 IN 92

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	30.00	152.00	1.2746	10.6438	3800	100		93,544
		0.11	Total Acres		Total Est.	Land Value =		93,544

2026 Est. T.C.V. 009-290-034-50 = 93,544

Est. TCV/Total Floor Area = 45.43, Most recent sale 07/28/2023 for 400,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
49,200	49,200	49,200	26,393	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,400	0	712	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
46,800	46,800	46,800	27,105	27,105	27,105

009-290-035-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

RASTELLO KEITH & VICKI L
352 S CAROLYN AVE
LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 35 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	52.00	148.00	1.0514	0.9000	3800	100		186,969
52 Actual Front Feet, 0.18 Total Acres								186,969
Total Est. Land Value =								186,969

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	460	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 5 Blt 1991

(11) Heating System: Forced Air w/ Ducts

Ground Area = 960 SF Floor Area = 960 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Basement	960		
Total:				163,533	106,297

Other Additions/Adjustments

Recreation Room	475	9,011	5,857
Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911
2 Fixture Bath	1	2,996	1,947

Porches

CCP (1 Story)	266	7,033	4,571

Deck

Treated Wood w/Roof (Deck Portion)	320	5,434	3,532
Treated Wood w/Roof (Roof portion)	320	4,838	3,145
Treated Wood w/Roof (Deck Portion)	128	2,977	1,935
Treated Wood w/Roof (Roof portion)	128	2,237	1,454

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Basement Garage: 1 Car	1	2,778	1,806

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals: 219,376 142,594

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 242,410

Parcel Number: 009-290-035-00

Page: 2

2026 Est. T.C.V. 009-290-035-00 = 431,729
 Est. TCV/Total Floor Area = 449.72, Most recent sale 07/28/2023 for 400,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
209,300	209,300	209,300	183,930	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,600	0	0	4,966	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
215,900	215,900	215,900	188,896	188,896	188,896

009-290-036-00	2026 Est. T.C.V.	KOUZOUJIAN RICHARD A
Property Class: 401		364 S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 2 T22N R8W PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-195 DESC AS:
LOT 36 & 37 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	102.00	140.93	0.8305	0.8847	3800	100		284,784
102 Actual Front Feet, 0.33 Total Acres							Total Est. Land Value =	284,784

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	484	82	2,444
Wood Frame	34.86	30	50	523
Total Estimated Land Improvements				True Cash Value = 2,967

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1968

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1296 SF Floor Area = 1296 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	768		
1 Story	Siding	Crawl Space	528		
			Total:	153,769	92,261

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711
2 Fixture Bath	1	2,502	1,501

Porches

WCP (1 Story)	96	4,444	3,733	*84% Good

Deck

Treated Wood	96	2,355	1,978	*84% Good
Treated Wood	294	5,022	3,013	

Garages

Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost	572	20,134	12,080
Storage Over Garage	286	3,372	2,023

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 100 Feet	1	5,415	3,249

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Wood Stove	1	2,107	1,264

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 203,502 123,731

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 210,343

2026 Est. T.C.V. 009-290-036-00 = 498,094
Est. TCV/Total Floor Area = 384.33, Most recent sale 06/15/2004 for 185,100

Parcel Number: 009-290-036-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	246,600	246,600	246,600	110,959	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,400	0	0	2,995	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	249,000	249,000	249,000	113,954	113,954	0

009-290-038-00	2026 Est. T.C.V.	THOMPSON DARREL D
Property Class: 402		S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 38 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	50.00	94.00	1.0659	0.7678	3800	100		155,490
50 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	155,490

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.57	128	50	1,572
Total Estimated Land Improvements				True Cash Value = 1,572

2026 Est. T.C.V. 009-290-038-00 = 157,062

Est. TCV/Total Floor Area = 121.19, Most recent sale 10/10/2018 for 25,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
82,600	82,600	82,600	15,163	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	-4,100	0	0	409	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
78,500	78,500	78,500	15,572	15,572	0	

009-290-039-00	2026 Est. T.C.V.	THOMPSON DARREL
Property Class: 401		400 S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 39 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	40.00	94.00	1.1525	0.7678	3800	100		134,496
40 Actual Front Feet, 0.09 Total Acres								Total Est. Land Value = 134,496

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C -5 Blt 1971

(11) Heating System: Electric Baseboard

Ground Area = 730 SF Floor Area = 1191 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	730		
1 Story	Siding	Overhang	96		
			Total:	152,453	99,113

Other Additions/Adjustments

Recreation Room	747	14,171	9,211
Basement, Outside Entrance, Below Grade	3	8,181	5,318

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	2	5,993	3,895

Porches

WPP	323	5,769	3,750
WPP	640	11,322	7,359

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 2 Story	1	7,869	5,115
Wood Stove	1	2,503	1,627

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	217,205	141,201

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 240,042

2026 Est. T.C.V. 009-290-039-00 = 375,488

Est. TCV/Total Floor Area = 315.27, Most recent sale 10/10/2018 for 150,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
178,500	178,500	178,500	99,566	2.70

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-290-039-00

Page: 2

0	9,200	0	0	2,688	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
187,700	187,700	187,700	102,254	102,254	0

009-290-040-00	2026 Est. T.C.V.	DENNO MICHAEL P & LAURIE J TRUST
Property Class: 401		412 S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 2 T22N R8W PCL LOT 40 OF THE SURVEY RECORDED IN BOOK OF SURVEYS 5-6 P-202
DESC AS: LOT 40 CROWS NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	40.00	122.00	1.1525	0.8411	3800	100		147,347
40 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	147,347

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	65	50	214
D/W/P: Asphalt Paving	3.10	640	50	992
D/W/P: Brick on Sand	18.00	336	50	3,024
Total Estimated Land Improvements True Cash Value =				4,230

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1974

(11) Heating System: Forced Heat & Cool
Ground Area = 768 SF Floor Area = 768 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	768		
			Total:	123,704	80,415

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	1,773	
Plumbing				
Average Fixture(s)	1	1,422	924	
Deck				
Treated Wood	342	5,674	3,688	
Treated Wood	180	3,721	2,419	
Treated Wood	164	3,503	2,277	
Water/Sewer				
Public Sewer	1	1,465	952	
Water Well, 50 Feet	1	3,344	2,174	
Built-Ins				
Appliance Allow.	1	2,713	1,763	
Local Cost Items				
SANITARY SEWER	1	0	0	*92% Good
Totals:		148,273	96,385	

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 163,855

2026 Est. T.C.V.	009-290-040-00	=	315,432
Est. TCV/Total Floor Area =	410.72, Most recent sale 04/18/2013 for	114,000	
2025 Assessed	MBOR	S.E.V.	Base for Cap
148,600	148,600	148,600	68,059
2026 New Eq.	Adjustment	Loss	Additions
0	9,100	0	0
2026 Assessed	MBOR	S.E.V.	Capped
157,700	157,700	157,700	69,896
			Tax Adjustment
			1,837
			Losses
			0
			PRE/MBT
			0

009-290-041-00	2026 Est. T.C.V.	VANDEN BOSCH LIVING TRUST
Property Class: 401		W PINE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 41 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
 * Factors * Walleye Channel

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	40.00	137.00	1.1525	0.8760	3800	100		153,450
40 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	153,450

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	60	94	371
Total Estimated Land Improvements			True Cash Value =	371

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1974

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		480		18,926	11,356
Totals:				18,926	11,356

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 19,305

2026 Est. T.C.V. 009-290-041-00 = 173,126

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/01/1999 for 125,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
90,200	90,200	90,200	20,259	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-3,600	0	0	546	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
86,600	86,600	86,600	20,805	20,805	0

009-290-042-00	2026 Est. T.C.V.	VANDEN BOSCH LIVING TRUST
Property Class: 401		7860 W PINE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 42 & N'LY 30 FT OF LOT 43 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
* Factors * Walleye Channel

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.77	144.00	0.8651	0.8914	3800	100		178,079
F 67' @ 650/	30.00	123.00	0.8992	0.9808	650	100		17,198
91 Actual Front Feet, 0.29 Total Acres								
Total Est. Land Value =								195,276

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	56	0	0
D/W/P: Patio Blocks	13.08	48	0	0
D/W/P: Brick on Sand	15.20	30	0	0
D/W/P: 4in Concrete	6.05	200	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D 10 Blt 1978

(11) Heating System: Electric Baseboard

Ground Area = 1658 SF Floor Area = 1694 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,262		
1 Story	Siding	Basement	396		
1 Story	Siding	Overhang	36		
Total:				215,358	118,449

Other Additions/Adjustments

Recreation Room	396	7,041	3,873
Basement, Outside Entrance, Below Grade	1	1,939	1,066

Plumbing

Average Fixture(s)	1	988	543
2 Fixture Bath	1	2,074	1,141

Deck

Treated Wood	611	7,919	4,355
Treated Wood	233	4,222	2,322
Treated Wood	1021	12,385	6,812

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)

Basement Garage: 1 Car	1	2,505	1,378

Water/Sewer

Public Sewer	1	1,152	634
Water Well, 50 Feet	1	3,344	1,839

Built-Ins

Appliance Allow.	1	1,607	884

Fireplaces

Wood Stove	2	3,491	1,920

Local Cost Items

SANITARY SEWER	1	0	0	*92% Good

Parcel Number: 009-290-042-00

Page: 2

 Totals: 264,025 145,216

Notes:

 ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 246,867

2026 Est. T.C.V. 009-290-042-00 = 443,093

Est. TCV/Total Floor Area = 261.57, Most recent sale 01/25/2012 for 105,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
208,700	208,700	208,700	75,259	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	12,800	0	0	2,031	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
221,500	221,500	221,500	77,290	77,290	0	

009-290-044-00	2026 Est. T.C.V.	DENNO MICHAEL P & LAURIE J TRUST
Property Class: 401		438 S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 44 & LOT 43 EXC N'LY 30 FT THOF CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
* Factors * 78X97 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	78.00	97.00	0.9482	0.9026	650	100		43,390
78 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	43,390

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	595	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2020

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Plumbing

3 Fixture Bath	1	-4,478	-4,254

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	768	19,776	18,787
Door Opener	1	527	501

Deck

w/Roof (Roof portion)	320	4,838	4,596

Totals:	20,663	19,630

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 33,371

2026 Est. T.C.V. 009-290-044-00 = 79,261

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/03/2020 for 18,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
33,900	33,900	33,900	25,006	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	675	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
39,600	39,600	39,600	25,681	25,681	0

009-290-046-00	2026 Est. T.C.V.	SHEPHERD AMY L & DAVID W
Property Class: 401		7770 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 46 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
 * Factors * 60' X 145'AVG

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
G 67' @ 1500/	60.00	145.00	1.0280	1.0337	1500	100		95,634
60 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	95,634

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	160	50	526
D/W/P: 4in Concrete	6.96	72	50	250
Total Estimated Land Improvements				True Cash Value = 776

Cost Est. for Res. Bldg: 1 Single Family 1S	Cls C	Blt 1966

(11) Heating System: Forced Heat & Cool

Ground Area = 616 SF Floor Area = 616 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	616		
			Total:	107,161	69,654

Other Additions/Adjustments

Recreation Room	280	5,312	3,453
Basement, Outside Entrance, Above Grade	1	1,980	1,287

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

WGEF (1 Story)	160	13,800	8,970

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	15,541

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Wood Stove	1	2,503	1,627

Deck

Treated Wood	716	9,122	5,929

Local Cost Items

SANITARY SEWER	1	0	0	*92% Good

Totals:	177,210	115,185

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 195,815

2026 Est. T.C.V. 009-290-046-00 = 292,225

Est. TCV/Total Floor Area = 474.39, Most recent sale 07/30/2021 for 220,000

Parcel Number: 009-290-046-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	136,600	136,600	136,600	103,095	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	9,500	0	0	2,783	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	146,100	146,100	146,100	105,878	105,878	0

009-290-047-00	2026 Est. T.C.V.	BOONSTRA GERALD D & JOYCE BE
Property Class: 401		7760 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 47 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
 * Factors * 60'X160.2'AVG

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
G 67' @ 1500/	60.00	160.00	1.0280	1.0594	1500	100		98,017
60 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	98,017

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1967

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 616 SF Floor Area = 616 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	616		
			Total:	99,608	59,769

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853
2 Fixture Bath	1	2,996	1,798

Porches

WSEP (1 Story)	170	9,512	5,707

Deck

Treated Wood	144	3,217	1,930

Water/Sewer

Public Sewer	1	1,465	879
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	2,713	1,628

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	124,277	74,570

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 126,769

2026 Est. T.C.V. 009-290-047-00 = 225,736

Est. TCV/Total Floor Area = 366.45

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
105,800	105,800	105,800	36,809	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,100	0	0	993	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
112,900	112,900	112,900	37,802	37,802	0	

009-290-048-00	2026 Est. T.C.V.	HYST KYLE DAVID & AMY MARIE
Property Class: 401		7740 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 48 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
* Factors * 90'X82' IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
G 67' @ 1500/	90.00	82.00	0.9289	0.8964	1500	100		112,407
90 Actual Front Feet,	0.17	Total Acres			Total Est.	Land Value =		112,407

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	942	50	1,460
Total Estimated Land Improvements		True Cash Value =		1,460

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C 10 Blt 1989

(11) Heating System: Forced Air w/ Ducts
Ground Area = 960 SF Floor Area = 1152 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	960		
1 Story	Siding	Overhang	88		
1 Story	Siding	Overhang	104		
		Total:		186,581	139,930

Other Additions/Adjustments

Recreation Room	576	10,927	8,195	
Exterior				
Stone Veneer	80	2,926	2,194	
Plumbing				
Average Fixture(s)	1	1,422	1,066	
3 Fixture Bath	1	4,478	3,358	
Porches				
CGEP (1 Story)	104	8,323	6,242	
Deck				
Treated Wood	60	1,887	1,415	
Treated Wood	432	6,610	4,957	
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Basement Garage: 2 Car	1	3,863	2,897	
Door Opener	1	527	395	
Water/Sewer				
Public Sewer	1	1,465	1,099	
Water Well, 100 Feet	1	5,734	4,300	
Built-Ins				
Appliance Allow.	1	2,713	2,035	
Fireplaces				
Interior 1 Story	1	5,235	3,926	
Local Cost Items				
SANITARY SEWER	1	0	0	*81% Good
Totals:		242,691	182,009	

Notes: MANUFACTURED

Parcel Number: 009-290-048-00

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ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 0.990 => TCV: 180,189

2026 Est. T.C.V. 009-290-048-00	=	294,056
Est. TCV/Total Floor Area = 255.26, Most recent sale 06/01/2023 for 278,000		
2025 Assessed	MBOR	S.E.V.
143,800	143,800	143,800
		99,800
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	3,200	0
		2,694
2026 Assessed	MBOR	S.E.V.
147,000	147,000	147,000
		102,494
		102,494
		102,494

009-290-049-00	2026 Est. T.C.V.	SCHLIEGER DENNIS J & LINDA L
Property Class: 401		7730 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 2 T22N R8W LOT 49 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
 * Factors * 91'X90' IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
G 67' @ 1500/	90.00	91.00	0.9289	0.9200	1500	100		115,372
90 Actual Front Feet,	0.19	Total Acres			Total Est.		Land Value =	115,372

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1000	50	4,085
Wood Frame	35.03	64	50	1,121
Total Estimated Land Improvements			True Cash Value =	5,206

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C 5 Blt 2002

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1144 SF Floor Area = 1144 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=77/100/100/100/77

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,144		
			Total:	164,556	126,700

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,095
3 Fixture Bath	1	4,478	3,448

Deck

Treated Wood w/Roof (Deck Portion)	143	3,203	2,466
Treated Wood w/Roof (Roof portion)	143	2,477	1,907

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	342	16,963	13,062
Common Wall: 1 Wall	1	-2,589	-1,994
Door Opener	1	527	406

Water/Sewer

Public Sewer	1	1,465	1,128
Water Well, 100 Feet	1	5,734	4,415

Built-Ins

Appliance Allow.	1	2,713	2,089

Local Cost Items

SANITARY SEWER	1	0	0	*86% Good

Totals:	200,949	154,722

Notes: 2002 CHAMPION

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 0.990 => TCV: 153,175

2026 Est. T.C.V. 009-290-049-00 = 273,753

Est. TCV/Total Floor Area = 239.29

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
134,500	134,500	134,500	39,063	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,400	0	0	1,054	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
136,900	136,900	136,900	40,117	40,117	0	

009-290-050-00	2026 Est. T.C.V.	MADDEN LUCAS
Property Class: 401		7710 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 50 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
 * Factors * 60X99'IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
G 67' @ 1500/	60.00	99.00	1.0280	0.9396	1500	100		86,932
60 Actual Front Feet,	0.14	Total Acres			Total Est.	Land Value =		86,932

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.86	120	50	1,491
Total Estimated Land Improvements		True Cash Value =		1,491

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls CD	Blt 1974

(11) Heating System: Wall/Floor Furnace
 Ground Area = 700 SF Floor Area = 700 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	700		
			Total:	87,771	48,273

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	652

Porches

WGEP (1 Story)	260	17,490	9,619
WPP	16	784	431

Water/Sewer

Public Sewer	1	1,300	715
Water Well, 50 Feet	1	3,344	1,839

Built-Ins

Appliance Allow.	1	1,897	1,043

Fireplaces

Exterior 1 Story	1	5,597	3,078

Deck

w/Roof (Roof portion)	200	3,004	1,652

Local Cost Items

SANITARY SEWER	1	0	0	*91% Good

Totals:	122,372	67,302

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV:	82,781

2026 Est. T.C.V. 009-290-050-00	=	171,204

Est. TCV/Total Floor Area = 244.58, Most recent sale 06/13/2023 for 125,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
85,700	85,700	85,700	61,344	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-100	0	0	1,656	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
85,600	85,600	85,600	63,000	63,000	63,000

009-290-051-00	2026 Est. T.C.V.	FRENCH MARTIN W JR & MARCIA LYNN
Property Class: 401		7700 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 51 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
 * Factors * 61' X 107'

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
G 67' @ 1500/	61.00	107.00	1.0237	0.9581	1500	100		89,743
61 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	89,743

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1974

(11) Heating System: Forced Heat & Cool

Ground Area = 624 SF Floor Area = 936 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	624		
			Total:	142,990	92,932

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Deck

Treated Wood	240	4,500	2,925

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Porches

WPP	721	11,204	7,283

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	170	6,538	4,250

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals:	188,676	122,628

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 150,832

2026 Est. T.C.V. 009-290-051-00 = 241,525

Est. TCV/Total Floor Area = 258.04, Most recent sale 01/27/2021 for 138,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-290-051-00

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	121,600	121,600	121,600	81,612	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-800	0	0	2,203	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	120,800	120,800	120,800	83,815	83,815	0

009-290-053-00	2026 Est. T.C.V.	JOHNSON JEFFREY S & SALLY JO
Property Class: 401		7691 W DEER TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 2 T22N RSW PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-179 DESC AS:
LOT 53 CROWS NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

				* Factors *		IRR		
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	73.50	105.79	0.9681	0.9304	650	100		43,031
73 Actual Front Feet, 0.18 Total Acres								43,031
Total Est. Land Value =								43,031

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	262	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1973

(11) Heating System: Forced Air w/ Ducts
Ground Area = 879 SF Floor Area = 1318 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	879		
Total:				179,426	116,626

Other Additions/Adjustments

Recreation Room	879	16,675	4,169
Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Porches

WPP	575	10,189	6,623

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Prefab 1 Story	1	2,542	1,652

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals: 223,499 138,603

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 170,482

2026 Est. T.C.V. 009-290-053-00 = 214,453

Est. TCV/Total Floor Area = 162.71, Most recent sale 12/01/1996 for 78,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
101,800	101,800	101,800	52,109	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment Losses
	0	5,400	0	0	1,406 0

Parcel Number: 009-290-053-00

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2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
107,200	107,200	107,200	53,515	53,515	0

SEC 2 T22N RSW PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-179 DESC AS:
LOT 54 CROWS NEST.

70' X 95' IRR

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	20,100	20,100	20,100	4,755	4,755	0

009-290-055-00	2026 Est. T.C.V.	SCHLIEGER DENNIS J & LINDA L
Property Class: 401		W DEER TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 55 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
 * Factors * 70X90 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	70.00	90.23	0.9848	0.8800	650	100		39,432
70 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	39,432

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2003

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	1	527	422
Base Cost	1224	28,948	23,158

Totals:	29,475	23,580

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 29,003

2026 Est. T.C.V. 009-290-055-00	=	68,435

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
30,600	30,600	30,600	12,395	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,600	0	334	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
34,200	34,200	34,200	12,729	12,729	0	

009-290-056-00	2026 Est. T.C.V.	DOLL LARRY A & BETTY L
Property Class: 401		W DEER TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 56 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
 * Factors * 70*86 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	70.00	85.88	0.9848	0.8649	650	100		38,755
70 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	38,755

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2005

(11) Heating System: Forced Air w/o Ducts
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Plumbing

3 Fixture Bath	1	-4,478	-3,806

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	390	18,412	15,650
Totals:		13,934	11,844

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 14,568

2026 Est. T.C.V.	009-290-056-00	=	53,323
Est. TCV/Total Floor Area = 0.00, Most recent sale 09/12/2001 for 0			
2025 Assessed	MBOR	S.E.V.	Base for Cap
22,800	22,800	22,800	2,520
			2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	3,900	0	68
2026 Assessed	MBOR	S.E.V.	Capped
26,700	26,700	26,700	2,588
			->Taxable<-
			2,588
			PRE/MBT
			0

009-290-057-00	2026 Est. T.C.V.	BOONSTRA GERALD D & JOYCE B
Property Class: 402		W DEER TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 57 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
 * Factors * 60X85IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	60.00	84.94	1.0394	0.8616	650	100		34,926
60 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	34,926

2026 Est. T.C.V. 009-290-057-00 = 34,926

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
13,400	13,400	13,400	2,520	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	4,100	0	0	68	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,500	17,500	17,500	2,588	2,588	0	

009-290-058-00	2026 Est. T.C.V.	DOLL COREY & JULIE
Property Class: 401		105 W DEER TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 58 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
* Factors * TRIANGLE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	85.00	170.17	0.9201	1.0988	650	100		55,859
85 Actual Front Feet, 0.33 Total Acres							Total Est. Land Value =	55,859

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	60	71	263
Total Estimated Land Improvements			True Cash Value =	263

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls CD	Blt 1962

(11) Heating System: Wall/Floor Furnace
Ground Area = 816 SF Floor Area = 816 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	816		
			Total:	100,602	60,362

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Porches

WGEP (1 Story)	288	18,639	11,183

Deck

Treated Wood	304	5,132	4,516	*88% Good

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	484	16,901	10,141

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Local Cost Items

SANITARY SEWER	1	0	0	*92% Good

Totals:	149,000	90,837

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 111,729

2026 Est. T.C.V. 009-290-058-00 = 167,851

Est. TCV/Total Floor Area = 205.70, Most recent sale 05/09/2025 for 175,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
78,000	78,000	78,000	38,686	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,900	0	0	45,214	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
83,900	83,900	83,900	39,730	83,900	0

009-290-059-00	2026 Est. T.C.V.	DOLL COREY & JULIE
Property Class: 402		W DEER TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 59 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
 * Factors * 60X140 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	60.00	140.12	1.0394	1.0266	650	100		41,613
60 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	41,613

2026 Est. T.C.V. 009-290-059-00 = 41,613

Est. TCV/Total Floor Area = 51.00, Most recent sale 05/09/2025 for 175,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
16,000	16,000	16,000	4,630	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	4,800	0	0	16,170	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,800	20,800	20,800	4,755	20,800	0	

009-290-060-00	2026 Est. T.C.V.	DOLL RONALD D & DEANNA M
Property Class: 402		W DEER TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 60 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
 * Factors * 60X140 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	60.00	140.12	1.0394	1.0266	650	100		41,613
60 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	41,613

2026 Est. T.C.V. 009-290-060-00 = 41,613

Est. TCV/Total Floor Area = 51.00, Most recent sale 03/26/2010 for 8,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
16,000	16,000	16,000	4,630	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	4,800	0	0	125	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,800	20,800	20,800	4,755	4,755	0	

009-290-061-00	2026 Est. T.C.V.	DOLL RONALD D & DEANNA
Property Class: 401		7770 W DEER TRL
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 2 T22N R8W LOT 61 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
* Factors * 60X138

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	60.00	137.94	1.0394	1.0210	650	100		41,386
60 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	41,386

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2010

(11) Heating System: Forced Air w/ Ducts
Ground Area = 799 SF Floor Area = 799 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	799		
			Total:	138,292	121,695

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	2,400
Plumbing			
Average Fixture(s)	1	1,422	1,251
Porches			
WCP (1 Story)	265	9,892	8,705
WPP	63	2,529	2,226
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Basement Garage: 1 Car	1	2,778	2,445
Water/Sewer			
Public Sewer	1	1,465	1,289
Water Well, 100 Feet	1	5,734	5,046
Built-Ins			
Appliance Allow.	1	2,713	2,387
Totals:		167,552	147,444

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 181,356

2026 Est. T.C.V. 009-290-061-00	=	224,642
Est. TCV/Total Floor Area = 281.15, Most recent sale 10/30/2004 for 9,200		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
107,300 107,300 107,300 60,817 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 5,000 0 0 1,642 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
112,300 112,300 112,300 62,459 62,459 0		

009-290-062-00	2026 Est. T.C.V.	EISING DALE J & KELLY SUE
Property Class: 401		7760 W DEER TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 2 T22N R8W LOT 62 & 63 CROW'S NEST.
 12/2017 COMBINE WITH LOT 63
 FORMERLY . SEC 2 T22N R8W LOT 62 CROW'S NEST.

12/2018 COMBINE WITH LOT 63

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

		* Factors *		60X134		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
F 67' @ 650/	120.00	134.31	0.8155	1.0115	650 100	64,338
120 Actual Front Feet,	0.37	Total Acres	Total Est. Land Value =			64,338

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	16	50	55
D/W/P: 4in Ren. Conc.	8.17	212	50	866
Wood Frame	23.22	336	94	7,334
Total Estimated Land Improvements True Cash Value =				8,255

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C Blt 2018

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 780 SF Floor Area = 1806 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	600		
1.5 Story	Siding	Basement	180		
1 Story	Siding	Overhang	336		
Total:				223,793	210,365

Other Additions/Adjustments

Recreation Room	780	14,797	7,398

Plumbing

Average Fixture(s)	1	1,422	1,337
3 Fixture Bath	1	4,478	4,209

Porches

CCP (1 Story)	60	1,870	1,758

Deck

Treated Wood	128	2,977	2,798

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	672	26,665	25,065
Common Wall: 1 Wall	1	-2,589	-2,434
Door Opener	2	1,054	991

Water/Sewer

Public Sewer	1	1,465	1,377
Water Well, 100 Feet	1	5,734	5,390

Built-Ins

Appliance Allow.	1	2,713	2,550

Totals:	284,379	260,804

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV:	320,789

2026 Est. T.C.V. 009-290-062-00

= 393,382

Parcel Number: 009-290-062-00

Page: 2

 Est. TCV/Total Floor Area = 217.82, Most recent sale 12/16/2016 for 47,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
191,600	191,600	191,600	137,965	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,100	0	0	3,725	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
196,700	196,700	196,700	141,690	141,690	141,690	

009-290-064-00	2026 Est. T.C.V.	EISING DALE & KELLY
Property Class: 401		W DEER TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 64 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
 * Factors * 60X126 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	60.00	121.97	1.0394	0.9779	650	100		39,641
60 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	39,641

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	1642	50	5,714
D/W/P: Crushed Rock	2.26	400	50	452
Wood Frame	37.80	48	50	907
Total Estimated Land Improvements True Cash Value =				7,073

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2024

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost

Other Additions/Adjustments

Plumbing

3 Fixture Bath	1	-4,478	-4,433

Porches

CCP (1 Story)	480	12,322	12,199

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	2	1,054	1,043
Base Cost	1280	30,272	29,969

Totals:	39,170	38,778

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 47,697

2026 Est. T.C.V. 009-290-064-00 = 94,411

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/24/2023 for 57,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
43,500	43,500	43,500	41,496	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	3,700	0	0	1,120	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
47,200	47,200	47,200	42,616	42,616	42,616	

009-290-065-00	2026 Est. T.C.V.	ROGERS CORY & RACHEL
Property Class: 402		W DEER TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 65 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
 * Factors * 60X122 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	60.00	117.61	1.0394	0.9656	650	100		39,140
60 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	39,140

2026 Est. T.C.V. 009-290-065-00	=	39,140
Est. TCV/Total Floor Area = 0.00		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
15,100 15,100 15,100	5,870	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 4,500 0	0	158 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
19,600 19,600 19,600	6,028	6,028 0

009-300-001-00	2026 Est. T.C.V.	SIETSEMA MARK E & DEBRA L
Property Class: 401		W OAK LN
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 10 T22N R8W LOT 1 DUCK POINT PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

		* Factors *		LAKE SAPPIRE		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A50'@1800/	50.00	174.00	1.0000	1.2139	1800 100	109,253
50 Actual Front Feet, 0.20 Total Acres						Total Est. Land Value = 109,253

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 5000	5,000.00	1 95	4,750
Total Estimated Land Improvements True Cash Value =			4,750

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 1992

(11) Heating System: Forced Air w/ Ducts

Ground Area = 936 SF Floor Area = 1170 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	936		
Total:				187,871	140,906
Other Additions/Adjustments					
Recreation Room			936	17,756	8,878
Basement, Outside Entrance, Below Grade			1	2,727	2,045
Plumbing					
Average Fixture(s)			1	1,422	1,066
3 Fixture Bath			1	4,478	3,358
Deck					
Treated Wood			292	5,113	3,835
Treated Wood			160	3,446	2,584
Treated Wood			32	1,353	1,015
Water/Sewer					
Public Sewer			1	1,465	1,099
Water Well, 100 Feet			1	5,734	4,300
Built-Ins					
Appliance Allow.			1	2,713	2,035
Fireplaces					
Interior 2 Story			1	6,520	4,890
Local Cost Items					
SANITARY SEWER			1	0	0 *95% Good
Totals:				240,598	176,011

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 299,219

2026 Est. T.C.V. 009-300-001-00				=	413,222
Est. TCV/Total Floor Area = 353.18					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
176,500	176,500	176,500	90,102	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	30,100	0	2,432	0	

Parcel Number: 009-300-001-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
206,600	206,600	206,600	92,534	92,534	0

009-300-002-00	2026 Est. T.C.V.	SIETSEMA MARK E & DEBRA L
Property Class: 402		9142 W OAK LN
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 10 T22N R8W LOT 2 EXC BEG AT SE COR TH S 72 DEG 40' 34", W 6 FT, N 17 DEG 24' 34", W 69.75 FT N 7 DEG 04' 39", W 33.48 FT, S 17 DEG 24' 34", E 102.67 FT TO POB. DUCK POINT PLAT

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

		* Factors *		LAKE SAPPIRE		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A50'@1800/	50.00	154.78	1.0000	1.1652	1800 100	104,868
50 Actual Front Feet, 0.18 Total Acres					Total Est. Land Value =	104,868

2026 Est. T.C.V. 009-300-002-00	=	104,868
Est. TCV/Total Floor Area = 89.63, Most recent sale 06/29/2010 for 196,000		
2025 Assessed	MBOR	S.E.V.
46,600	46,600	46,600
		Base for Cap
		IRM
		14,675
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	5,800	0
		Tax Adjustment
		396
2026 Assessed	MBOR	S.E.V.
52,400	52,400	52,400
		Capped
		->Taxable<-
		15,071
		15,071
		PRE/MBT
		0

009-300-003-00	2026 Est. T.C.V.	VIOX DANIEL J & MICHELLE S
Property Class: 401		9122 W OAK LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W LOTS 3 & 4 & THAT PART OF LOT 2 BEG AT SE COR TH S 72 DEG 40' 34", W 6 FT, N 17 DEG 24' 34", W 69.75 FT, N 7 DEG 04' 39", W 33.48 FT, S 17 DEG 24' 34", E 102.67 FT TO POB. DUCK POINT PLAT INCLUDING 2011 SPLIT FROM 009-009-033-00 .32 ACRES - PARCEL OF LAND SITUATED IN GOVERNMENT LOT 5, SECTION 9, T22N, R8W, TOWNSHIP OF LAKE, COUNTY OF MISSAUKEE, STATE OF MICHIGAN DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 IN DUCK POINT PLAT, THENCE S17°20'E 30.00 FEET TO THE SOUTH LINE OF OAK LANE AND ALSO THE SOUTHWEST CORNER OF SAID PLAT OF DUCK POINT, THENCE N72°40'E 100.00 ALONG SAID SOUTH LINE OAK LANE TO THE POINT OF BEGINNING, THENCE N72°40'E 116.43 FEET ALONG SAID SOUTH LINE, THENCE S58°40'E 66.45 FEET ALONG SAID SOUTH LINE OF OAK LANE, THENCE S31°20'W 100.00, THENCE N58°40'W 21.23 FEET, THENCE N72°40'W 72.21 FEET THENCE N17.20'W 100' TO THE POINT OF BEGINNING. CONTAINING 0.32 ACRES MORE OR LESS. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

2011 SPLIT - .32 ACRES COMBINED WITH THIS PARCEL FROM 009-003-033-00 INDIAN LAKES

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	110.00	151.00	0.6051	1.1552	1800	100		138,411
A50'@1800/	100.00	139.39	0.6051	1.1233	1800	100		122,354
210 Actual Front Feet, 0.70 Total Acres								Total Est. Land Value = 260,765

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	46.97	420	0	0
D/W/P: 4in Concrete	6.96	650	0	0
D/W/P: 4in Concrete	6.96	800	0	0
D/W/P: 4in Concrete	6.96	200	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1968

(11) Heating System: Forced Heat & Cool

Ground Area = 1584 SF Floor Area = 1584 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,008		
1 Story	Siding	Crawl Space	288		
1 Story	Siding	Crawl Space	288		
			Total:	214,521	139,439

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911
2 Fixture Bath	1	2,996	1,947

Porches

WCP (1 Story)	40	2,880	1,872
CPP	250	4,450	2,892

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	896	32,740	21,281
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	2	1,054	685

Parcel Number: 009-300-003-00

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Water/Sewer				
Public Sewer	1	1,465	952	
Water Well, 100 Feet	1	5,734	3,727	
Built-Ins				
Appliance Allow.	1	2,713	1,763	
Deck				
w/Roof (Roof portion)	156	2,677	1,740	
Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Totals:		274,541	178,450	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 303,365

2026 Est. T.C.V. 009-300-003-00					=	568,880
Est. TCV/Total Floor Area = 359.14, Most recent sale 06/10/2019 for 265,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
246,900	246,900	246,900	144,659	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	37,500	0	3,905	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
284,400	284,400	284,400	148,564	148,564	148,564	

009-300-005-00	2026 Est. T.C.V.	HICE DAVID D & HICE DONALD P &
Property Class: 401		9102 W OAK LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOTS 5 & 6 DUCK POINT PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

		* Factors *		IRR LOTS 5&6		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A50'@1800/	124.00	144.93	0.7277	1.1387	1800 100	184,945
124 Actual Front Feet, 0.41 Total Acres						Total Est. Land Value = 184,945

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Wood Frame	25.09	114 75	2,145
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00	1 97	970
Total Estimated Land Improvements True Cash Value =			3,115

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1968

(11) Heating System: Forced Heat & Cool
 Ground Area = 1056 SF Floor Area = 1056 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,056		
Total:				127,851	83,102

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	360	15,710	10,211
Common Wall: 1 Wall	1	-2,421	-1,574
Door Opener	1	468	304

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Exterior 1 Story	1	5,597	3,638

Local Cost Items

SANITARY SEWER	1	0	0	*90% Good

Totals: 154,931 100,703

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 171,195

2026 Est. T.C.V. 009-300-005-00 = 359,255

Est. TCV/Total Floor Area = 340.20

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
156,000	156,000	156,000	76,509	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	23,600	0	2,065	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
179,600	179,600	179,600	78,574	78,574	78,574

009-300-007-00	2026 Est. T.C.V.	TOASO RIK & DONNA
Property Class: 401		9082 W OAK LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 7 DUCK POINT PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	66.00	193.00	0.9074	1.2588	1800	100		135,694
66 Actual Front Feet, 0.29 Total Acres							Total Est. Land Value =	135,694

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	183	71	800
Total Estimated Land Improvements			True Cash Value =	800

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls CD	Blt 1960

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1228 SF Floor Area = 1228 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,228		
			Total:	141,894	90,812

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	758
2 Fixture Bath	1	2,502	1,601

Porches

CGEP (1 Story)	220	12,465	7,978

Deck

Treated Wood	264	4,683	2,997

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	768	23,478	19,252	*82% Good

Water/Sewer

Public Sewer	1	1,300	832
Water Well, 50 Feet	1	3,344	2,140

Built-Ins

Appliance Allow.	1	1,897	1,214

Fireplaces

Interior 1 Story	1	4,610	2,950

Unit-in-Place Cost Items

BOAT HOUSE (BY SQ FT)	396	1,501	1,066	*71% Good

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	198,859	131,600

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 223,720

2026 Est. T.C.V. 009-300-007-00	=	360,214

Est. TCV/Total Floor Area = 293.33, Most recent sale 01/17/2013 for 131,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
155,800	155,800	155,800	78,250	2.70

Parcel Number: 009-300-007-00

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2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	24,300	0	0	2,112	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	180,100	180,100	180,100	80,362	80,362	0

009-300-008-00	2026 Est. T.C.V.	THOMPSON DARRELL & THERESA
Property Class: 401		9062 W OAK LN
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 10 T22N R8W LOT 8 DUCK POINT PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800'	50.00	183.00	1.0000	1.2355	1800	100		111,199
50 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	111,199

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	1000	0	0
Wood Frame	26.71	150	50	2,003
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements				7,003
True Cash Value =				7,003

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 2006

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1144 SF Floor Area = 2004 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,144		
1 Story	Siding	Overhang	288		
Total:				273,244	232,263

Other Additions/Adjustments

Recreation Room	500	9,485	8,062
Basement, Outside Entrance, Below Grade	2	5,454	4,636

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Porches

CCP (1 Story)	48	1,531	1,301

Deck

Treated Wood	96	2,414	2,052
Treated Wood	140	3,160	2,686
Treated Wood	275	4,923	4,185
Treated Wood	80	2,182	1,855

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	576	28,771	24,455
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	1	527	448

Water/Sewer

Public Sewer	1	1,465	1,245
Water Well, 100 Feet	1	5,734	4,874

Built-Ins

Appliance Allow.	1	2,713	2,306

Fireplaces

Prefab 1 Story	1	2,542	2,161

Local Cost Items

Parcel Number: 009-300-008-00

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GENERATOR	1	1	1	*95% Good

Totals:	347,457	295,344

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 502,085

2026 Est. T.C.V. 009-300-008-00	=	620,287

Est. TCV/Total Floor Area = 309.52

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
264,500	264,500	264,500	117,002	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	45,600	0	3,159	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
310,100	310,100	310,100	120,161	120,161	120,161

009-300-009-00	2026 Est. T.C.V.	THOMPSON DARRELL & THERESA
Property Class: 402		W OAK LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 9 DUCK POINT PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	169.00	1.0000	1.2016	1800	100		108,144
50 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	108,144

2026 Est. T.C.V. 009-300-009-00 = 108,144

Est. TCV/Total Floor Area = 53.96, Most recent sale 11/04/2004 for 125,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
48,100	48,100	48,100	14,675	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,000	0	396	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,100	54,100	54,100	15,071	15,071	15,071	

009-300-010-00	2026 Est. T.C.V.	THOMPSON DARREL
Property Class: 402		W OAK LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 10 DUCK POINT PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	157.00	1.0000	1.1710	1800	100		105,392
50 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	105,392

2026 Est. T.C.V. 009-300-010-00 = 105,392

Est. TCV/Total Floor Area = 52.59, Most recent sale 08/01/2014 for 19,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
46,800	46,800	46,800	14,675	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	5,900	0	0	396	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,700	52,700	52,700	15,071	15,071	15,071	

009-300-011-00	2026 Est. T.C.V.	SCHWAGER MATTHEW A
Property Class: 401		9042 W OAK LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOTS 11 & 12 DUCK POINT PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	100.00	149.00	0.7846	1.1498	1800	100		162,378
100 Actual Front Feet, 0.34 Total Acres								
Total Est. Land Value =								162,378

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	550	50	1,809
D/W/P: Brick on Sand	18.00	150	50	1,350
Total Estimated Land Improvements True Cash Value =				3,159

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C -5 Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = 768 SF Floor Area = 1344 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	768		
Total:				170,455	119,322

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	1,909

Plumbing

Average Fixture(s)	1	1,422	995

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	616	25,047	17,533
Storage Over Garage	462	6,117	4,282
Door Opener	1	527	369

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Deck

Treated Wood	1833	23,352	16,346

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	239,559	167,694

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 285,080

2026 Est. T.C.V. 009-300-011-00 = 450,617

Est. TCV/Total Floor Area = 335.28, Most recent sale 08/01/2000 for 145,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
194,100	194,100	194,100	117,705	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	31,200	0	0	3,178	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
225,300	225,300	225,300	120,883	120,883	0	

009-300-013-00	2026 Est. T.C.V.	LEITER KENDRICK P & CARMELA
Property Class: 401		9020 W OAK LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 13 DUCK POINT PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	143.00	1.0000	1.1334	1800	100		102,002
50 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	102,002

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	493	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1969

(11) Heating System: Wall/Floor Furnace

Ground Area = 672 SF Floor Area = 672 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	672		
			Total:	82,047	45,126

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	652

Garages

Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost	288	12,920	7,106

Water/Sewer

Public Sewer	1	1,300	715

Water Well, 50 Feet	1	3,344	1,839

Built-Ins

Appliance Allow.	1	1,897	1,043

Fireplaces

Exterior 1 Story	1	5,597	3,078

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 108,290 59,559

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 101,250

2026 Est. T.C.V. 009-300-013-00 = 205,627

Est. TCV/Total Floor Area = 305.99, Most recent sale 06/06/2018 for 85,450

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
89,400	89,400	89,400	51,318	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,400	0	1,385	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
102,800	102,800	102,800	52,703	52,703	0

009-300-014-00	2026 Est. T.C.V.	JOHNSON REUBEN R
Property Class: 401		9010 W OAK LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W LOTS 14 & 15 DUCK POINT PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	100.00	160.00	0.7846	1.1788	1800	100		166,477
100 Actual Front Feet, 0.37 Total Acres								166,477
Total Est. Land Value =								166,477

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value

LAND IMPROVE 1000	1,000.00	1	94	940

Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls CD	Blt 1946

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1008 SF Floor Area = 1008 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,008		
			Total:	119,460	71,675

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	952	27,770	16,662

Water/Sewer

Public Sewer	1	1,300	780

Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	154,956	92,972

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 158,052

2026 Est. T.C.V. 009-300-014-00	=	325,469

Est. TCV/Total Floor Area = 322.89

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
141,400	141,400	141,400	66,395	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	21,300	0	1,792	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
162,700	162,700	162,700	68,187	68,187	68,187

009-300-016-00	2026 Est. T.C.V.	GRUMM JOEL & NANCY
Property Class: 401		8980 W OAK LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W LOTS 16 & 17 DUCK POINT PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	100.00	147.00	0.7846	1.1444	1800	100		161,612
100 Actual Front Feet, 0.34 Total Acres								161,612
Total Est. Land Value =								161,612

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.68	234	0	0
D/W/P: Asphalt Paving	2.98	891	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls	C	Blt	1964

(11) Heating System: Forced Heat & Cool
 Ground Area = 1717 SF Floor Area = 1717 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,063		
1 Story	Siding	Slab	414		
1 Story	Siding	Slab	240		
Total:				219,304	142,548

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,366	888
2 Fixture Bath	1	2,878	1,871

Porches

CCP (1 Story)	55	1,657	1,077

Deck

Treated Wood	316	5,176	3,364

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	952	32,968	21,429
Storage Over Garage	762	9,693	6,300

Water/Sewer

Public Sewer	1	1,407	915
Water Well, 50 Feet	1	3,212	2,088

Built-Ins

Appliance Allow.	1	2,605	1,693

Fireplaces

Exterior 1 Story	1	6,134	3,987

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	286,400	186,160

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 316,472

Parcel Number: 009-300-016-00

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2026 Est. T.C.V. 009-300-016-00 = 483,084
 Est. TCV/Total Floor Area = 281.35, Most recent sale 04/03/2013 for 130,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
213,100	213,100	213,100	131,298	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	28,400	0	0	3,545	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
241,500	241,500	241,500	134,843	134,843	134,843

009-300-018-00	2026 Est. T.C.V.	MEYER LARRY L & GAIL R
Property Class: 401		8968 W OAK LN
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 10 T22N R8W LOTS 18 & 19 DUCK POINT PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	100.00	121.00	0.7846	1.0690	1800	100		150,969
100 Actual Front Feet, 0.28 Total Acres								150,969
Total Est. Land Value =								150,969

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	18.00	555	0	0
D/W/P: 4in Concrete	6.96	1186	0	0
D/W/P: Crushed Rock	2.26	308	0	0
Wood Frame	24.21	240	50	2,905

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				7,655

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C Blt 2004

(11) Heating System: Forced Air w/ Ducts

Ground Area = 960 SF Floor Area = 1920 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	960		
Total:				242,104	193,684

Other Additions/Adjustments

Exterior

Stone Veneer	64	2,341	1,873

Basement, Outside Entrance, Below Grade	1	2,727	2,182

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Porches

WGEP (1 Story)	168	14,273	11,418

Deck

Treated Wood	440	6,688	5,350

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	480	18,926	15,141
Common Wall: 1 Wall	1	-2,139	-1,711
Door Opener	1	527	422

Water/Sewer

Public Sewer	1	1,465	1,172
Water Well, 100 Feet	1	5,734	4,587

Built-Ins

Appliance Allow.	1	2,713	2,170

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	301,259	241,008

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 409,714

2026 Est. T.C.V. 009-300-018-00	=	568,338
Est. TCV/Total Floor Area = 296.01		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
242,900 242,900 242,900	117,569	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 41,300 0	0	3,174 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
284,200 284,200 284,200	120,743	120,743 0

009-300-020-00	2026 Est. T.C.V.	BROWN EARL M
Property Class: 401		8944 W OAK LN
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 10 T22N R8W LOT 20 DUCK POINT PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	123.00	1.0000	1.0751	1800	100		96,763
50 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	96,763

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	39.19	28	71	779
Total Estimated Land Improvements True Cash Value =				779

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1968

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 620 SF Floor Area = 620 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	620		
			Total:	86,894	56,480

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Porches

CGEP (1 Story)	240	14,981	9,738

Deck

Treated Wood	300	5,199	3,379

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*86% Good

Totals: 122,405 79,562

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 135,255

2026 Est. T.C.V. 009-300-020-00 = 232,797

Est. TCV/Total Floor Area = 375.48, Most recent sale 06/15/2018 for 126,225

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
100,300	100,300	100,300	61,631	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	16,100	0	0	1,664	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
116,400	116,400	116,400	63,295	63,295	0

009-300-021-00	2026 Est. T.C.V.	BROWN EARL & BROWN BONNIE
Property Class: 401		8928 W OAK LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W LOTS 21 & 22 DUCK POINT PLAT.

COMBO W/022-00 FOR 93

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	100.00	133.00	0.7846	1.1050	1800	100		156,049
100 Actual Front Feet, 0.30 Total Acres							Total Est. Land Value =	156,049

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Gazeboo(s): Standard	9,494.00	1	50	4,747
D/W/P: 4in Ren. Conc.	8.17	952	0	0
D/W/P: 3.5 Concrete	6.58	300	0	0
Wood Frame	33.13	75	20	497

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				10,244

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls	C	Blt	1974

(11) Heating System: Forced Hot Water

Ground Area = 1440 SF Floor Area = 1440 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,440		
			Total:	224,572	145,971

Other Additions/Adjustments

Recreation Room	600	11,382	7,398

Exterior

Brick Veneer	736	12,188	7,922

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911
2 Fixture Bath	1	2,996	1,947

Porches

WPP	477	8,481	5,513
CCP (1 Story)	208	5,743	3,733

Deck

Treated Wood	320	5,434	3,532
Treated Wood w/Roof (Deck Portion)	85	2,262	1,470
Treated Wood w/Roof (Roof portion)	85	1,560	1,014

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	480	21,144	13,744
Common Wall: 1 Wall	1	-2,589	-1,683

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Parcel Number: 009-300-021-00

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Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	315,372	204,990

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 348,483

2026 Est. T.C.V. 009-300-021-00

= 514,776

Est. TCV/Total Floor Area = 357.48

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
221,400	221,400	221,400	112,260	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	36,000	0	0	3,031	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
257,400	257,400	257,400	115,291	115,291	115,291

009-300-023-00	2026 Est. T.C.V.	MILLER SHANNON W TRUST &
Property Class: 401		8918 W OAK LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 23 DUCK POINT PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	134.00	1.0000	1.1079	1800	100		99,708
50 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	99,708

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 2002

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 896 SF Floor Area = 1120 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	896		
			Total:	172,778	141,678

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	2,236

Plumbing

Average Fixture(s)	1	1,422	1,166

Deck

Treated Wood	484	7,124	5,842

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	672	26,665	21,865
Storage Over Garage	322	4,263	3,496
Door Opener	2	1,054	864

Water/Sewer

Public Sewer	1	1,465	1,201
Water Well, 100 Feet	1	5,734	4,702

Built-Ins

Appliance Allow.	1	2,713	2,225

Fireplaces

Prefab 2 Story	1	3,109	2,549

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals:	229,054	187,824

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 319,301

2026 Est. T.C.V. 009-300-023-00 = 421,509

Est. TCV/Total Floor Area = 376.35, Most recent sale 06/04/2013 for 157,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
180,300	180,300	180,300	102,508	2.70

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-300-023-00

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0	30,500	0	0	2,767	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
210,800	210,800	210,800	105,275	105,275	0

009-300-024-00	2026 Est. T.C.V.	WYATT DAVID L JR & LINDA R
Property Class: 401		8906 W OAK LN
Map #:	LAKE TOWNSHIP	LAKE CITY , MI 49651

. SEC 10 T22N R8W LOT 24 DUCK POINT PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	135.00	1.0000	1.1108	1800	100		99,968
50 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	99,968

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Gazeboo(s): Standard	7,019.50	1	50	3,510
D/W/P: 3.5 Concrete	6.16	540	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements			True Cash Value =	5,885

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1948

(11) Heating System: Wall/Floor Furnace
 Ground Area = 408 SF Floor Area = 408 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	408			*51% Good
			Total:	52,504	26,775	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	604

Porches

CCP (1 Story)	119	3,181	1,622

Deck

Treated Wood	417	6,313	3,220

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	632	25,508	13,009
Storage Over Garage	316	4,184	2,134

Water/Sewer

Public Sewer	1	1,300	663
Water Well, 50 Feet	1	3,344	1,705

Built-Ins

Appliance Allow.	1	1,897	967

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 99,416 50,699

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 86,188

2026 Est. T.C.V. 009-300-024-00 = 192,041

Est. TCV/Total Floor Area = 470.69, Most recent sale 10/11/2006 for 99,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
84,200	84,200	84,200	44,651	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,800	0	1,205	0	

Parcel Number: 009-300-024-00

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2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
96,000	96,000	96,000	45,856	45,856	0

009-300-025-00	2026 Est. T.C.V.	LOZEN WALER J AND LINDA M
Property Class: 401		8896 W OAK LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOTS 25 & 26 DUCK POINT PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	80.62	120.00	0.8460	1.0659	1800	100		130,862
61 Actual Front Feet, 0.25 Total Acres								130,862
Total Est. Land Value =								130,862

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	792	0	0
D/W/P: 4in Concrete	6.96	200	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1948

(11) Heating System: Forced Hot Water
 Ground Area = 1112 SF Floor Area = 1112 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,112		
Total:				152,143	83,677

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	782

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	280	15,028	8,265
Common Wall: 1 Wall	1	-2,589	-1,424
Class: C Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	960	38,707	21,289

Water/Sewer

Public Sewer	1	1,465	806
Water Well, 50 Feet	1	3,344	1,839

Built-Ins

Appliance Allow.	1	2,713	1,492

Fireplaces

Exterior 1 Story	1	6,387	3,513

Deck

w/Roof (Roof portion)	176	2,964	1,630

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 221,584 121,869

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 207,177

2026 Est. T.C.V. 009-300-025-00 = 339,009

Est. TCV/Total Floor Area = 304.86, Most recent sale 05/20/2019 for 132,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
147,100	147,100	147,100	98,699	2.70

Parcel Number: 009-300-025-00

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2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	22,400	0	0	2,664	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	169,500	169,500	169,500	101,363	101,363	0

009-300-027-00	2026 Est. T.C.V.	COOLEY DAVID & KATHLEEN
Property Class: 401		1646 S DUCK POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOTS 27 & 28 DUCK POINT PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	80.00	124.00	0.8483	1.0782	1800	100		131,710
80 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	131,710

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	1200	0	0
Wood Frame	26.29	160	50	2,103
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements				4,603
True Cash Value =				4,603

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1968

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1215 SF Floor Area = 1215 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,215		
			Total:	151,821	91,097

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853

Porches

WGEP (1 Story)	144	12,898	7,739

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	14,346
Common Wall: 1/2 Wall	1	-1,294	-776

Water/Sewer

Public Sewer	1	1,465	879
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Interior 1 Story	1	5,235	3,141

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	201,514	120,913

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 205,552

2026 Est. T.C.V. 009-300-027-00 = 341,865

Est. TCV/Total Floor Area = 281.37, Most recent sale 10/12/2009 for 99,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
147,500	147,500	147,500	65,667	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	23,400	0	1,773	0	

Parcel Number: 009-300-027-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
170,900	170,900	170,900	67,440	67,440	67,440

009-300-029-00	2026 Est. T.C.V.	THOMPSON JAMES R & VICKI L
Property Class: 401		1636 S DUCK POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 29 DUCK POINT PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	101.00	1.0000	1.0035	1800	100		90,314
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	90,314

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls CD	Blt 1946

(11) Heating System: Space Heater

Ground Area = 852 SF Floor Area = 852 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	852			*66% Good
			Total:	100,775	66,511	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	782

Porches

CGEP (1 Story)	108	7,597	5,014

Deck

Treated Wood	144	3,146	2,076
w/Roof (Roof portion)	192	2,903	1,916

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	396	16,636	10,980
Common Wall: 1 Wall	1	-2,421	-1,453

Water/Sewer

Public Sewer	1	1,300	858
Water Well, 50 Feet	1	3,344	2,207

Built-Ins

Appliance Allow.	1	1,897	1,252

Fireplaces

Wood Stove	1	2,107	1,391

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	138,469	91,534

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 155,608

2026 Est. T.C.V. 009-300-029-00 = 246,892

Est. TCV/Total Floor Area = 289.78, Most recent sale 10/27/2017 for 133,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
106,300	106,300	106,300	60,126	2.70

Parcel Number: 009-300-029-00

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2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	17,100	0	0	1,623	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	123,400	123,400	123,400	61,749	61,749	0

009-300-030-70	2026 Est. T.C.V.	THOMPSON JAMES R & VICKI L
Property Class: 402		S DUCK POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W W'LY 15 FT OF LOT 30. DUCK POINT PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	15.00	87.00	1.5241	0.9524	1800	100		39,193
15 Actual Front Feet, 0.03 Total Acres							Total Est. Land Value =	39,193

2026 Est. T.C.V. 009-300-030-70 = 39,193

Est. TCV/Total Floor Area = 46.00, Most recent sale 10/27/2017 for 1

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
17,400	17,400	17,400	6,692	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,200	0	180	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,600	19,600	19,600	6,872	6,872	0	

009-300-031-00	2026 Est. T.C.V.	ZEIEN GERALD & CHRISTINE TRUST
Property Class: 401		1616 S DUCK POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 30 EXC W'LY 15 FT THOF& LOTS 31 & 32 DUCK POINT PLAT.

05-16-07 Combined 300-030-00 with this pcl for 2008.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	136.00	85.50	0.7045	0.9466	1800	100		163,268
136 Actual Front Feet, 0.27 Total Acres								Total Est. Land Value = 163,268

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.84	160	71	2,367
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,317

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1964

(11) Heating System: Forced Hot Water

Ground Area = 840 SF Floor Area = 840 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	840		
Total:				97,935	53,864

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	728	22,313	12,272

Water/Sewer

Public Sewer	1	1,152	634
Water Well, 100 Feet	1	5,150	2,832

Built-Ins

Appliance Allow.	1	1,607	884

Fireplaces

Interior 1 Story	1	4,050	2,227

Porches

CPP	24	588	323

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 133,783 73,579

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 125,084

2026 Est. T.C.V. 009-300-031-00 = 291,669

Est. TCV/Total Floor Area = 347.23, Most recent sale 09/25/2006 for 150,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
127,700	127,700	127,700	63,292	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	18,100	0	0	1,708	0

Parcel Number: 009-300-031-00

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2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
145,800	145,800	145,800	65,000	65,000	0

009-300-033-00	2026 Est. T.C.V.	BERG PAUL D & KATRINA L
Property Class: 401		1625 S DUCK POINT RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 10 T22N R8W LOT 33 EXC BEG AT THE NW COR OF LOT 33 TH SE'LY ALONG W LINE OF SD LOT TO WATERS EDGE OF SAPPHIRE LAKE, TH NE'LY ALONG WATERS EDGE 70 FT; TO A PT ON THE N LINE OF SAID LOT 50 FT: NE'LY FROM THE NW COR OF SAID LOT TH SW'LY ALONG N LINE TO BEG DUCK POINT PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

		* Factors *		100'X165'X192'' TRIANGLE	
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
A50'@1800/	67.00	216.66	0.9026	1.3108	1800 100 142,687
100 Actual Front Feet, 0.25 Total Acres				Total Est. Land Value =	142,687

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	384	0	0
D/W/P: 4in Ren. Conc.	8.17	48	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 2021

(11) Heating System: Forced Heat & Cool
 Ground Area = 1360 SF Floor Area = 1640 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	800		
1.5 Story	Siding	Basement	560		
Total:				242,340	235,069

Other Additions/Adjustments

Recreation Room	1360	25,799	12,899
Basement, Outside Entrance, Above Grade	1	1,980	1,921

Plumbing

Average Fixture(s)	1	1,422	1,379
3 Fixture Bath	2	8,956	8,687
2 Fixture Bath	1	2,996	2,906

Deck

Treated Wood	428	6,570	6,373

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	320	16,278	15,790
Door Opener	1	527	511

Water/Sewer

Public Sewer	1	1,465	1,421
Water Well, 100 Feet	1	5,734	5,562

Built-Ins

Appliance Allow.	1	2,713	2,632

Porches

WCP (1 Story)	24	1,776	1,723

Totals: 318,556 296,873

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 504,684

Parcel Number: 009-300-033-00

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2026 Est. T.C.V. 009-300-033-00 = 652,371
 Est. TCV/Total Floor Area = 397.79, Most recent sale 06/02/2010 for 104,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
278,400	278,400	278,400	222,243	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	47,800	0	0	6,000	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
326,200	326,200	326,200	228,243	228,243	0

009-300-033-50	2026 Est. T.C.V.	BERG LAWRENCE D
Property Class: 401		1635 S DUCK POINT RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 10 T22N R8W BEG AT THE NW COR OF LOT 33 TH SE'LY ALONG W LINE OF SAID LOT, TO WATERS EDGE OF SAPPHIRE LAKE, TH NE'LY ALONG WATERS EDGE 70 FT; TO A PT THE NW'LY TO A PT ON N LINE OF SAID LOT 50 FT; NE'LY FROM TH NW COR OF SAID LOT, TH SW'LY ALONG N LINE TO BEG DUCK POINT PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	70.00	98.00	0.8889	0.9930	1800	100		111,213
70 Actual Front Feet, 0.16 Total Acres								Total Est. Land Value = 111,213

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 2003

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 896 SF Floor Area = 1344 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	896		
			Total:	182,414	155,052

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	2,318	
Plumbing				
Average Fixture(s)	1	1,422	1,209	
Porches				
WPP	224	5,062	4,303	
Balcony				
Wood Balcony	32	1,398	1,188	
Water/Sewer				
Public Sewer	1	1,465	1,245	
Water Well, 100 Feet	1	5,734	4,874	
Built-Ins				
Appliance Allow.	1	2,713	2,306	
Fireplaces				
Direct-Vented Gas	1	2,963	2,519	
Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Totals:		205,898	175,014	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 297,524

2026 Est. T.C.V. 009-300-033-50	=	411,237
Est. TCV/Total Floor Area = 305.98		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
174,300 174,300 174,300	90,771	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses

Parcel Number: 009-300-033-50

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0	31,300	0	0	2,450	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
205,600	205,600	205,600	93,221	93,221	0

009-300-034-00	2026 Est. T.C.V.	SAMPLE RANDY E
Property Class: 401		1645 S DUCK POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 34 DUCK POINT PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	56.00	114.00	0.9611	1.0469	1800	100		101,426
56 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	101,426

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	18.86	96	50	905

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,855

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1947

(11) Heating System: Forced Hot Water

Ground Area = 1054 SF Floor Area = 1054 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,054		
			Total:	137,614	89,458

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Porches

CGEP (1 Story)	160	11,214	7,289

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	345	17,050	11,082
Common Wall: 1 Wall	1	-2,589	-1,683

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Prefab 1 Story	1	2,542	1,652
Wood Stove	1	2,503	1,627

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 177,278 115,238

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 195,905

2026 Est. T.C.V. 009-300-034-00 = 299,186

Est. TCV/Total Floor Area = 283.86, Most recent sale 06/20/2019 for 172,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
128,600	128,600	128,600	89,651	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	21,000	0	2,420	0

Parcel Number: 009-300-034-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
149,600	149,600	149,600	92,071	92,071	0

009-300-035-00	2026 Est. T.C.V.	METCALF DOUGLAS & DEBORAH
Property Class: 401		1655 S DUCK POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 35 DUCK POINT PLAT. &2011-02136QD 7' OF ROAD FRONTAGE BEG AT THE NORTHERLY COR BETWEEN LOTS 35 & 36 THENCE S51°35'00"W 7.00' THENCE S37°15'04"(E 56.29') THENCE N30°11'W 56.87' TO POB.

LOT 36 TRANSFER 7' ROAD FRONTAGE IN TRIANGLE TO 1/2 TO LAKE TO LOT 35

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	67.00	133.00	0.9026	1.1050	1800	100		120,284
67 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	120,284

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	350	61	1,232
Wood Frame	22.83	100	75	1,712
Total Estimated Land Improvements				2,944

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1949

(11) Heating System: Space Heater

Ground Area = 1092 SF Floor Area = 1092 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,092		
			Total:	115,092	63,301

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Water/Sewer

Public Sewer	1	1,152	634
Water Well, 50 Feet	1	3,344	1,839

Built-Ins

Appliance Allow.	1	1,607	884

Fireplaces

Wood Stove	1	1,745	960

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 123,928 68,161

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 115,873

2026 Est. T.C.V. 009-300-035-00 = 239,101

Est. TCV/Total Floor Area = 218.96

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
103,200	103,200	103,200	37,713	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	16,400	0	0	1,018	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
119,600	119,600	119,600	38,731	38,731	0	

009-300-036-00	2026 Est. T.C.V.	POLTORAK ERIN J & BRANDON
Property Class: 401		1665 S DUCK POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOTS 36 & 37 EXC 2011-02136 QC BEG AT NW COR LOT 36, TH S 51 DEG 35'00"W 7 FT, S 37 DEG 15'04"E 56.29 FT, N 30 DEG 11'00"W 56.87 FT TO POB & EXC 2013-03428QC BEG AT NW COR LOT 38, TH N 51 DEG 35'00"E 7 FT, S 43 DEG 19'55"E 48.28 FT, S 51 DEG 11'27"E 71.18 FT, S 41 DEG 12'03"W 5.26 FT, N 48 DEG 47'57"W 120.44 FT TO POB. DUCK POINT PLAT.

FORMELRY: . SEC 10 T22N R8W LOTS 36 & 37 DUCK POINT PLAT EXC 7' OF ROAD FRONTAGE BEG AT THE NORTHERLY COR BETWEEN LOTS 35 & 36 THENCE S51°35'00"W 7.00' THENCE S37°15'04" THENCE N30°11'W 56.87' TO POB.

2013.03428 AMIS TO LEHAM 7' AT RD 5' AT BEACH TRANSFER TO ADJ LOT 38.
2011-02136 AMIS TO METICALF - 7' OF RD, TRIANGLE SHAPE 1/2 TO BEACH TRANSFER FROM LOT 36 TO LOT 35.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	148.00	0.8018	1.1471	1800	100		82,777
A50'@1800/	43.98	148.00	0.8018	1.1471	1800	100		72,811
94 Actual Front Feet, 0.32 Total Acres								Total Est. Land Value = 155,588

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	724	0	0
D/W/P: 3.5 Concrete	6.16	416	0	0
Wood Frame	23.90	146	50	1,744

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				2,714

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1964

(11) Heating System: Forced Hot Water
Ground Area = 1432 SF Floor Area = 1432 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,432		
Total:				166,773	91,726

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,185	652

Porches			
WPP	483	7,564	4,160

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	1020	32,558	17,907

Water/Sewer

Public Sewer	1	1,300	715
Water Well, 50 Feet	1	3,344	1,839

Built-Ins

Appliance Allow.	1	1,897	1,043

Fireplaces

Exterior 1 Story	1	5,597	3,078

Parcel Number: 009-300-036-00

Page: 2

Local Cost Items

SANITARY SEWER

1

0

0

*94% Good

Totals:

220,218

121,120

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:

205,904

2026 Est. T.C.V. 009-300-036-00

= 364,206

Est. TCV/Total Floor Area = 254.33, Most recent sale 07/08/2016 for 121,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
157,600	157,600	157,600	79,781	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	24,500	0	2,154	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
182,100	182,100	182,100	81,935	81,935	0	

009-300-038-00	2026 Est. T.C.V.	LEHMAN JAMES E & DIANE K
Property Class: 401		1685 S DUCK POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W LOT 38 & 2013-03428QD PART OF LOT 37 BEG AT NW COR LOT 38, TH N
 51 DEG 35'00"E 7 FT, S 43 DEG 19'55"E 48.28 FT, S 51 DEG 11'27"E 71.18 FT, S 41
 DEG 12'03"W 5.26 FT, N 48 DEG 47'57"W 120.44 FT TO POB. DUCK POINT PLAT.

FORMERLY DESCRIBED AS: . SEC 10 T22N R8W LOT 38 DUCK POINT PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	47.26	173.28	1.0199	1.2122	1800	100		105,171
47 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	105,171

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	336	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements				1,900
				True Cash Value =

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1977

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1104 SF Floor Area = 1512 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	816		
1 Story	Siding	Crawl Space	288		
		Total:		186,515	130,560

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
2 Fixture Bath	1	2,996	2,097

Porches

CGEP (1 Story)	35	4,136	2,895

Deck

Treated Wood	180	3,721	2,605

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	480	25,330	17,731
Common Wall: 1/2 Wall	1	-1,294	-906
Door Opener	1	527	369

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Wood Stove	1	2,503	1,752

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals: 233,378 163,363

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 277,717

2026 Est. T.C.V. 009-300-038-00 = 384,788
 Est. TCV/Total Floor Area = 254.49, Most recent sale 04/01/1999 for 132,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
164,700	164,700	164,700	73,140	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	27,700	0	0	1,974	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
192,400	192,400	192,400	75,114	75,114	75,114	

009-300-039-00	2026 Est. T.C.V.	CATALFIO VITO III
Property Class: 401		1725 S DUCK POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2017-00437 LOTS 40, 41, 42, 43, 44, AND PART OF LOT 39, DUCK POINT PLAT, AS RECORDED IN LIBER 2 OF PLATS, PAGE 63, BEING PART OF SECTIONS 9 AND 10, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, EXCEPT BEGINNING AT THE NORTHERLY CORNER COMMON TO LOTS 38 AND 39 OF SAID PLAT, SAID CORNER BEING NORTH 51 DEGREES 35 MINUTES 00 SECONDS EAST 113.68 FEET FROM A FOUND CONCRETE MONUMENT AT THE RIGHT-OF-WAY COMMON TO DUCK POINT ROAD AND LANE D; THENCE SOUTH 58 DEGREES 05 MINUTES 58 SECONDS EAST 84.90 FEET ALONG A LINE COMMON TO SAID LOTS 38 AND 39 TO A FOUND CONCRETE MONUMENT; THENCE SOUTH 58 DEGREES 05 MINUTES 58 SECONDS EAST 213.69 FEET ALONG SAID LOT LINE TO A POINT ON THE WESTERLY SHORE LINE OF SAPPHIRE LAKE; THENCE LEAVING SAID SHORE LINE NORTH 66 DEGREES 24 MINUTES 57 SECONDS WEST 227.88 FEET TO A POINT ON THE SOUTHERLY LINE OF DUCK POINT ROAD; THENCE NORTH 51 DEGREES 35 MINUTES 00 SECONDS EAST 35.00 FEET ALONG SAID SOUTHERLY ROAD TO THE POINT OF BEGINNING.

FORMERLY DESCRIBED AS SEC 10 T22N R8W LOTS 40, 41, 42, 43, & 44. ALSO LOT 39 EXC BEG AT NLY MOST COR COMMON TO LOTS 38 & 39 TH S 58D 05' 58" E ALONG SAID LOT LINE TO SAPPHIRE LAKE, N 66D 24' 57" W 227.88 FT TO DUCK POINT RD, N 51D 35' 00" E 35 FT TO POB.
 DUCK POINT PLAT.
 SPLIT ON 12/12/2005 INTO 009-300-039-95;

Split/Comb. on 12/12/2005 completed 12/12/2005 RAY ;
 Parent Parcel(s): 009-300-039-00;
 Child Parcel(s): 009-300-039-95;

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	207.00	159.00	0.6082	1.1762	1800	100		266,552
207 Actual Front Feet, 0.76 Total Acres					Total Est.		Land Value =	266,552

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1877	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C Blt 1985

(11) Heating System: Forced Hot Water
 Ground Area = 1917 SF Floor Area = 2828 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,215		
1 Story	Siding	Basement	702		
		Total:		364,569	236,971

Other Additions/Adjustments

Recreation Room	1500	28,455	18,496
Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	3	13,434	8,732

Porches

CGEP (1 Story)	315	18,131	11,785
WSEP (1 Story)	120	7,308	4,750

Parcel Number: 009-300-039-00

Page: 2

WPP	700	12,355	8,031	
Deck				
Treated Wood	47	1,654	1,075	
Balcony				
Wood Balcony	32	1,398	909	
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	868	31,925	20,751	
Common Wall: 2 Wall	1	-5,177	-3,365	
Door Opener	2	1,054	685	
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	384	16,247	10,561	
Water/Sewer				
Public Sewer	1	1,465	952	
Water Well, 50 Feet	1	3,344	2,174	
Built-Ins				
Appliance Allow.	1	2,713	1,763	
Fireplaces				
Prefab 1 Story	1	2,542	1,652	
Local Cost Items				
SANITARY SEWER	1	0	0	*86% Good
Totals:		505,566	328,619	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 558,652

2026 Est. T.C.V. 009-300-039-00					=	827,579
Est. TCV/Total Floor Area = 292.64, Most recent sale 02/01/2017 for 240,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
353,900	353,900	353,900	206,353	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	59,900	0	5,571	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
413,800	413,800	413,800	211,924	211,924	0	

009-300-039-95
 Property Class: 401
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

LEHMAN JAMES E & DIANE K
 S DUCK POINT RD
 LAKE CITY, MI 49651

SEC 10 T22N R8W BEG AT NLY MOST COR COMMON TO LOTS 38 & 39 TH S 58D 05' 58" E
 ALONG SAID LOT LINE TO SAPPHIRE LAKE, N 66D 24' 57" W 227.88 FT TO DUCK POINT RD
 N 51D 35' 00" E 35 FT TO POB. DUCK POINT PLAT.
 Split on 12/12/2005 from 009-300-039-00;

Split/Comb. on 12/12/2005 completed 12/12/2005 RAY ;
 Parent Parcel(s): 009-300-039-00;
 Child Parcel(s): 009-300-039-95;

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B200'@1600/	23.67	191.00	1.2056	10.1052	1600	100		4,802
		0.08	Total Acres		Total Est.		Land Value =	4,802

2026 Est. T.C.V. 009-300-039-95 = 4,802

Est. TCV/Total Floor Area = 1.70, Most recent sale 08/01/2008 for 8,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
2,400	2,400	2,400	2,056	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	55	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,400	2,400	2,400	2,111	2,111	2,111	

009-300-045-00	2026 Est. T.C.V.	LOCKWOOD JOEL M
Property Class: 401		8907 W OAK LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 45 & 46 DUCK POINT PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

		* Factors *		LOT 45 & 46		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
C200'@200/	145.41	50.00	0.9106	0.5946	200 100	15,747
C200'@200/	145.41	50.00	0.9106	0.5946	200 100	15,747
291 Actual Front Feet, 0.33 Total Acres					Total Est. Land Value =	31,494

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	33.84	194	50	3,282
D/W/P: 4in Concrete	6.96	760	50	2,645
D/W/P: Brick on Sand	18.00	501	50	4,509
D/W/P: 3.5 Concrete	6.58	472	50	1,553
Wood Frame	32.26	80	50	1,290
Wood Frame	37.80	48	50	907
Total Estimated Land Improvements True Cash Value =				14,186

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1958

(11) Heating System: Forced Hot Water

Ground Area = 1586 SF Floor Area = 1586 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,586		
			Total:	207,806	124,684

Other Additions/Adjustments

Exterior		
Brick Veneer	200	3,312 1,987

Plumbing		
Average Fixture(s)	1	1,422 853

Porches		
CCP (1 Story)	240	6,473 3,884

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	768	35,382	21,229
Storage Over Garage	180	2,383	1,430
Common Wall: 1/2 Wall	1	-1,294	-776
Door Opener	2	1,054	632

Water/Sewer

Public Sewer	1	1,465	879
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Interior 1 Story	1	5,235	3,141

Carports

Comp.Shingle	240	3,857	2,314

Local Cost Items

SANITARY SEWER	1	0	0	*90% Good

Totals:	273,152	163,891

Parcel Number: 009-300-045-00

Page: 2

Notes: 1958 1ST ADDITION

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 278,615

2026 Est. T.C.V. 009-300-045-00 = 324,295

Est. TCV/Total Floor Area = 204.47

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
140,800	140,800	140,800	53,454	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	21,300	0	0	1,443	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
162,100	162,100	162,100	54,897	54,897	54,897	

009-300-047-00	2026 Est. T.C.V.	HUTCHINSON EDWARD C
Property Class: 401		8939 W OAK LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOTS 47 & 48 DUCK POINT PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	117.50	50.00	0.9605	0.5946	200	100	2 Lots	13,421
C200'@200/	117.50	50.00	0.9605	0.5946	200	100		13,421
235 Actual Front Feet, 0.27 Total Acres								
Total Est. Land Value =								26,842

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	32.50	294	50	4,777
D/W/P: 4in Concrete	6.68	1121	50	3,744
Wood Frame	30.98	80	50	1,239
Total Estimated Land Improvements True Cash Value =				9,760

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1960

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 2318 SF Floor Area = 2318 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,344		
1 Story	Siding	Crawl Space	974		
Total:				265,411	159,228

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,366	820

Porches

CCP (1 Story)	480	11,837	7,102
CCP (1 Story)	160	4,362	2,617

Garages

Class: C Exterior: Block Foundation: 42 Inch (Unfinished)

Base Cost	576	24,094	14,456
Common Wall: 1 Wall	1	-3,222	-1,933
Door Opener	2	1,012	607

Water/Sewer

Public Sewer	1	1,407	844
Water Well, 100 Feet	1	5,507	3,304

Built-Ins

Appliance Allow.	1	2,605	1,563

Local Cost Items

SANITARY SEWER	1	0	0	*86% Good

Totals: 314,379 188,608

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 320,634

2026 Est. T.C.V. 009-300-047-00 = 357,236

Est. TCV/Total Floor Area = 154.11

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
157,600	157,600	157,600	78,599	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	21,000	0	0	2,122	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

178,600

178,600

178,600

80,721

80,721

80,721

009-300-049-00	2026 Est. T.C.V.	RANSOM DYLAN K
Property Class: 401		8969 S OAK LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 49 DUCK POINT PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

				* Factors *	Shared Lake Access			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	117.50	50.00	1.1422	0.5946	200	100		15,960
118 Actual Front Feet, 0.14 Total Acres					Total Est. Land Value =			15,960

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	29.97	48	46	662
Total Estimated Land Improvements True Cash Value =				662

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1946

(11) Heating System: Wall/Floor Furnace

Ground Area = 356 SF Floor Area = 356 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	356		
Total:				45,645	25,105

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Porches

CSEP (1 Story)	160	5,995	3,297

Water/Sewer

Public Sewer	1	1,152	634
Water Well, 50 Feet	1	3,344	1,839

Built-Ins

Appliance Allow.	1	1,607	884

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 58,731 32,302

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 54,913

2026 Est. T.C.V. 009-300-049-00 = 71,535

Est. TCV/Total Floor Area = 200.94, Most recent sale 01/16/2018 for 46,154

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
31,100	31,100	31,100	15,889	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,700	0	429	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,800	35,800	35,800	16,318	16,318	16,318

009-300-050-00	2026 Est. T.C.V.	HUTCHINSON CHRISTOPHER L & MELISSA
Property Class: 401		311 S OAK LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 50 DUCK POINT PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	117.50	1.4142	0.7362	200	100		10,411
50 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	10,411

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	15	71	62
Metal Prefab	14.70	80	45	529
Total Estimated Land Improvements True Cash Value =				591

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1946

(11) Heating System: Space Heater

Ground Area = 792 SF Floor Area = 792 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	792		
			Total:	88,690	48,779

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Water/Sewer

Public Sewer	1	1,152	634
Water Well, 50 Feet	1	3,344	1,839

Built-Ins

Appliance Allow.	1	1,607	884

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 95,781 52,679

Notes:

ECF (4014 SAPPHIRE LAKE BACK LOTS) 1.230 => TCV: 64,795

2026 Est. T.C.V. 009-300-050-00 = 75,797

Est. TCV/Total Floor Area = 95.70, Most recent sale 12/22/2023 for 60,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
37,700	37,700	37,700	35,054	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	946	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
37,900	37,900	37,900	36,000	36,000	0

009-300-051-00	2026 Est. T.C.V.	LEITER NICOLE L
Property Class: 401		8991 W OAK LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOTS 51, 52, 53 & 54. DUCK POINT PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	235.00	50.00	0.8077	0.5373	110	100	3 Lots	11,218
A 200' @ 110/	235.00	50.00	0.8077	0.5373	110	100		11,218
470 Actual Front Feet, 0.54 Total Acres								
Total Est. Land Value =								22,435

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.05	48	50	145
Wood Frame	29.97	48	50	719
Wood Frame	19.43	210	50	2,040
Total Estimated Land Improvements True Cash Value =				2,904

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1989

(11) Heating System: Wall/Floor Furnace
 Ground Area = 528 SF Floor Area = 528 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	528		
Total:				63,589	34,972

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Porches

CCP (1 Story)	132	3,201	1,761

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	18,657	10,261
Class: D Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	315	13,438	7,391

Water/Sewer

Public Sewer	1	1,152	634
Water Well, 50 Feet	1	3,344	1,839

Built-Ins

Appliance Allow.	1	1,607	884

Deck

w/Roof (Roof portion)	560	6,854	3,770
w/Roof (Roof portion)	256	3,287	1,808

Breezeways

Frame Wall	264	13,715	7,543

Carports

Aluminum	704	8,575	4,716

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	138,407	76,122

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 129,408

Parcel Number: 009-300-051-00

Page: 2

2026 Est. T.C.V. 009-300-051-00 = 154,747
 Est. TCV/Total Floor Area = 293.08, Most recent sale 10/02/2025 for 132,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
84,000	84,000	84,000	43,496	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-6,600	0	0	33,904	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
77,400	77,400	77,400	44,670	77,400	77,400

009-330-001-01	2026 Est. T.C.V.	JORDAN KIMBERLY
Property Class: 401		8479 W WORKMAN RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 27 T22N R8W LOTS 1 THRU 10 INCL. GRAY'S TROUT CAMP. PRT PCL F OF SURVEY S-6
PG 154.

Split/Combined on 11/18/2025 from 009-330-001-00, 009-330-009-00;

Split/Comb. on 11/18/2025 completed 11/18/2025 TIM ;
Parent Parcel(s): 009-330-001-00, 009-330-009-00;
Child Parcel(s): 009-330-001-01;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	200.00	100.00	0.8357	0.7071	250	100		29,547
A 200' @ 110/FF	210.00	95.00	0.8357	0.6981	110	100		13,477
410 Actual Front Feet, 0.92 Total Acres Total Est. Land Value =								43,024

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.57	168	50	1,728
Total Estimated Land Improvements True Cash Value =				1,728

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1958

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1000 SF Floor Area = 1000 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,000		
Total:				113,695	62,531

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543
3 Fixture Bath	1	3,128	1,720

Water/Sewer

1000 Gal Septic	1	4,109	2,260
Water Well, 100 Feet	1	5,150	2,832

Porches

CGEP (1 Story)	350	15,894	8,742

Deck

Treated Wood	276	4,714	2,593

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	16,451	9,048

Built-Ins

Appliance Allow.	1	1,607	884

Totals: 165,736 91,153

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 112,118

2026 Est. T.C.V. 009-330-001-01 = 156,870

Est. TCV/Total Floor Area = 156.87, Most recent sale 09/15/2025 for 92,995

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
0	0	0	39,331	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-330-001-01

Page: 2

78,400	0	0	0	78,400	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
78,400	78,400	78,400	40,392	78,400	78,400

009-330-011-00	2026 Est. T.C.V.	LANGMESSER JEAN M
Property Class: 402		W X WORKMAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 27 T22N R8W LOTS 11 & 12 GRAYS TROUT CAMP.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	100.00	100.00	1.1892	0.7071	250	100		21,022
100 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	21,022

2026 Est. T.C.V. 009-330-011-00 = 21,022

Est. TCV/Total Floor Area = 21.02, Most recent sale 12/01/1999 for 76,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
8,400	8,400	8,400	5,837	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	2,100	0	0	157	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,500	10,500	10,500	5,994	5,994	5,994	

009-330-013-00	2026 Est. T.C.V.	LANGMESSER JEAN M
Property Class: 401		8415 W WORKMAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 27 T22N R8W LOTS 13, 14 & 15 ALSO BEG AT NW COR LOT 13 N 30 FT NE 269 FT TO PT 212 FT N OF NE COR OF LOT 15 S 212 FT W 150 FT TO BEG PT OF SE 1/4 GRAY'S TROUT CAMP.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	150.00	100.00	1.0746	0.7071	250	100		28,494
150 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	28,494

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 2008

(11) Heating System: Forced Heat & Cool
 Ground Area = 1252 SF Floor Area = 1878 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,252		
			Total:	262,928	236,621

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	2,454

Plumbing

Average Fixture(s)	1	1,422	1,280
3 Fixture Bath	2	8,956	8,060
2 Fixture Bath	1	2,996	2,696

Water/Sewer

1000 Gal Septic	1	4,689	4,220
Water Well, 100 Feet	1	5,734	5,161

Porches

WCP (1 Story)	442	15,236	13,712

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	16,451	14,806

Built-Ins

Appliance Allow.	1	2,713	2,442

Fireplaces

Interior 1 Story	1	5,235	4,711

Deck

Treated Wood	1106	14,090	12,681

Totals:	343,177	308,844

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 379,878

2026 Est. T.C.V. 009-330-013-00	=	409,322

Est. TCV/Total Floor Area = 217.96

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM

Parcel Number: 009-330-013-00

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	171,500	171,500	171,500	99,642	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	2,600	30,600	0	2,600	2,690	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	204,700	204,700	204,700	104,932	104,932	104,932

009-340-001-00	2026 Est. T.C.V.	WRIGHT MICHAEL D & KATHLEEN A
Property Class: 401		10262 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 1 HOFFMAN'S TIMBER ACRES

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	120.00	627.00	1.1362	1.0111	110	100		15,164
120 Actual Front Feet, 1.73 Total Acres							Total Est. Land Value =	15,164

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls CD	Blt 1969

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 2317 SF Floor Area = 2317 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,766		
1 Story	Siding	Slab	551		
			Total:	251,585	176,111

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	829
3 Fixture Bath	1	3,721	2,605

Water/Sewer

1000 Gal Septic	1	4,386	3,070
Water Well, 100 Feet	1	5,415	3,790

Porches

CCP (1 Story)	32	1,016	711
WCP (1 Story)	380	11,685	8,179

Deck

Treated Wood w/Roof (Deck Portion)	168	3,479	2,435
Treated Wood w/Roof (Roof portion)	168	2,592	1,814

Built-Ins

Appliance Allow.	1	1,897	1,328

Totals:	286,961	200,872

Notes: RELOCATION

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 247,073

2026 Est. T.C.V. 009-340-001-00 = 262,237

Est. TCV/Total Floor Area = 113.18, Most recent sale 08/21/2006 for 135,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
111,000	111,000	111,000	63,594	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	20,100	0	1,717	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
131,100	131,100	131,100	65,311	65,311	65,311

009-340-002-00	2026 Est. T.C.V.	CLARK TAMMY
Property Class: 401		10284 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 2 HOFFMAN'S TIMBER ACRES

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	120.00	627.00	1.1362	1.0111	110	100		15,164
120 Actual Front Feet, 1.73 Total Acres							Total Est. Land Value =	15,164

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.46	180	50	2,291
Total Estimated Land Improvements			True Cash Value =	2,291

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 2002

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1248 SF Floor Area = 1248 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,248		
			Total:	160,681	131,764

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,166

Water/Sewer

1000 Gal Septic	1	4,689	3,845
Water Well, 100 Feet	1	5,734	4,702

Porches

WCP (1 Story)	36	2,691	2,207

Built-Ins

Appliance Allow.	1	2,713	2,225

Totals:	177,930	145,909

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 179,468

2026 Est. T.C.V. 009-340-002-00 = 196,923

Est. TCV/Total Floor Area = 157.79, Most recent sale 03/01/2002 for 8,250

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
83,700	83,700	83,700	51,121	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,800	0	1,380	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
98,500	98,500	98,500	52,501	52,501	52,501

009-340-003-00	2026 Est. T.C.V.	HOFFMAN AMY
Property Class: 401		10306 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 3 HOFFMAN'S TIMBER ACRES

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	120.00	627.00	1.1362	1.0111	110	100		15,164
120 Actual Front Feet, 1.73 Total Acres							Total Est. Land Value =	15,164

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.96	192	50	2,396
Total Estimated Land Improvements			True Cash Value =	2,396

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 2002

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1248 SF Floor Area = 1248 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,248		
			Total:	160,681	131,764

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,166

Water/Sewer

1000 Gal Septic	1	4,689	3,845
Water Well, 100 Feet	1	5,734	4,702

Porches

WCP (1 Story)	48	3,193	2,618

Deck

Treated Wood	192	3,882	3,183

Built-Ins

Appliance Allow.	1	2,713	2,225

Totals: 182,314 149,503

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 183,889

2026 Est. T.C.V. 009-340-003-00 = 201,449

Est. TCV/Total Floor Area = 161.42, Most recent sale 02/06/2007 for 78,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
85,800	85,800	85,800	51,121	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,900	0	1,380	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
100,700	100,700	100,700	52,501	52,501	52,501

009-340-004-00	2026 Est. T.C.V.	CROSBY DOUG A & PAULA
Property Class: 401		10328 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W LOTS 4 & 5. HOFFMAN'S TIMBER ACRES

98 COMBO W/005-00 FOR 99

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	120.00	627.00	0.9554	1.0111	110	100		12,751
A 200' @ 110/	120.00	627.00	0.9554	1.0111	110	100		12,751
240 Actual Front Feet, 3.46 Total Acres							Total Est. Land Value =	25,503

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	288	0	0
Wood Frame	25.46	180	50	2,291
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				3,261

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C Blt 1996

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1400 SF Floor Area = 1400 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,400		
			Total:	187,619	140,712

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Water/Sewer

1000 Gal Septic	1	4,689	3,517
Water Well, 100 Feet	1	5,734	4,300

Porches

CPP	36	1,011	758

Deck

Treated Wood	120	2,840	2,130

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	480	21,144	15,858
Common Wall: 1 Wall	1	-2,589	-1,942
Door Opener	1	527	395

Built-Ins

Appliance Allow.	1	2,713	2,035

Totals: 229,588 172,187

Notes: MODULAR

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.140 => TCV: 196,293

2026 Est. T.C.V. 009-340-004-00 = 225,057

Est. TCV/Total Floor Area = 160.76, Most recent sale 08/01/1998 for 88,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
102,800	102,800	102,800	52,947	2.70

Parcel Number: 009-340-004-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	9,700	0	0	1,429	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	112,500	112,500	112,500	54,376	54,376	54,376

009-340-006-00	2026 Est. T.C.V.	MARTIN ANDREA & MARTIN TIMOTHY
Property Class: 401		10372 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 6 HOFFMAN'S TIMBER ACRES

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	120.00	627.00	1.1362	1.0111	110	100		15,164
120 Actual Front Feet, 1.73 Total Acres							Total Est. Land Value =	15,164

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	17.02	120	0	0
D/W/P: 4in Ren. Conc.	7.33	192	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1	Single Family	HUD	Cls CD	Blt 2004

(11) Heating System: Forced Heat & Cool
 Ground Area = 1568 SF Floor Area = 1568 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,568		
			Total:	212,416	180,555

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	1,007
3 Fixture Bath	1	3,721	3,163

Water/Sewer

1000 Gal Septic	1	4,386	3,728
Water Well, 100 Feet	1	5,415	4,603

Deck

Treated Wood	80	2,133	1,813
Treated Wood	128	2,912	2,475

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	672	23,910	20,323
Common Wall: 1 Wall	1	-2,421	-2,058
Door Opener	1	468	398

Built-Ins

Appliance Allow.	1	1,897	1,612

Fireplaces

Prefab 1 Story	1	2,147	1,825

Totals:	258,169	219,444

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.990 => TCV: 217,250

2026 Est. T.C.V. 009-340-006-00 = 233,384

Est. TCV/Total Floor Area = 148.84, Most recent sale 11/23/2020 for 120,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
90,300	90,300	90,300	66,574	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	26,400	0	1,797	0

Parcel Number: 009-340-006-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
116,700	116,700	116,700	68,371	68,371	68,371

009-340-008-00	2026 Est. T.C.V.	RICHARDSON SEAN & DICK NATALIE
Property Class: 401		10416 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 7 & 8 HOFFMAN'S TIMBER ACRES

12/31/14 COMBINE FOR ASSESSMENTS. NEW HOUSE IS ON THE LOT LINE.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
A 200' @ 110/	120.00	627.00	0.9554	1.0111	110	100		12,751
A 200' @ 110/	120.00	627.00	0.9554	1.0111	110	100		12,751
240 Actual Front Feet, 3.46 Total Acres					Total Est. Land Value =			25,503

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	672	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements True Cash Value =				1,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 2014

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1452 SF Floor Area = 1452 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,452		
			Total:	209,582	188,639

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,280

Water/Sewer

1000 Gal Septic	1	4,689	4,220
Water Well, 50 Feet	1	3,344	3,010

Porches

WCP (1 Story)	160	7,272	6,545

Deck

Treated Wood	193	3,895	3,505

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	674	32,258	29,032
Common Wall: 1 Wall	1	-2,589	-2,330
Door Opener	1	527	474

Totals:	260,400	234,375

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 288,281

2026 Est. T.C.V. 009-340-008-00 = 314,784

Est. TCV/Total Floor Area = 216.79, Most recent sale 07/31/2024 for 275,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
133,200	133,200	133,200	133,200	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	24,200	0	0	3,596	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
157,400	157,400	157,400	136,796	136,796	136,796	

009-340-009-00	2026 Est. T.C.V.	NIELSEN DAVID & CAROL TRUST
Property Class: 402		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 9 HOFFMAN'S TIMBER ACRES

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	120.00	627.00	1.1362	1.0111	110	100		15,164
120 Actual Front Feet, 1.73 Total Acres							Total Est. Land Value =	15,164

2026 Est. T.C.V. 009-340-009-00 = 15,164

Est. TCV/Total Floor Area = 10.44, Most recent sale 04/01/2002 for 11,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
6,200	6,200	6,200	2,841	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,400	0	76	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
7,600	7,600	7,600	2,917	2,917	2,917

009-340-010-00	2026 Est. T.C.V.	NIELSEN DAVID & CAROL TRUST
Property Class: 401		10482 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W LOTS 10 & 11 HOFFMAN'S TIMBER ACRES

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	120.00	627.00	0.9554	1.0111	110	100		12,751
A 200' @ 110/	120.00	627.00	0.9554	1.0111	110	100		12,751
240 Actual Front Feet, 3.46 Total Acres								Total Est. Land Value = 25,503

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	288	0	0
Wood Frame	28.80	100	50	1,440

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				2,410

Cost Est. for Res. Bldg: 1 Single Family 1+S Cls C 10 Blt 1999

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1404 SF Floor Area = 1404 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Basement	1,404		
Total:				245,349	208,537

Other Additions/Adjustments

Recreation Room	1052	19,956	9,978
Basement, Outside Entrance, Below Grade	1	2,727	2,318

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	2	8,956	7,613

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

WPP	440	7,832	6,657
WCP (1 Story)	102	5,109	4,343

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	624	30,457	25,888
Storage Over Garage	468	6,196	5,267
Door Opener	2	1,054	896

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Door Opener	3	1,403	1,193
Base Cost	1600	50,256	42,718

Built-Ins

Appliance Allow.	1	2,713	2,306

Breezeways

Frame Wall	240	16,200	13,770

Totals:	410,053	341,553

Notes:

Parcel Number: 009-340-010-00

Page: 2

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 420,110

2026 Est. T.C.V. 009-340-010-00	=	448,023
Est. TCV/Total Floor Area = 319.10, Most recent sale 10/01/1998 for 16,100		
2025 Assessed	MBOR	S.E.V.
192,600	192,600	192,600
		114,881
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	31,400	0
		3,101
2026 Assessed	MBOR	S.E.V.
224,000	224,000	224,000
		117,982
		117,982
		117,982

009-340-012-00	2026 Est. T.C.V.	LINDOW MICHELLE & BEDNARICK MILDRED
Property Class: 401		10504 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W LOTS 12,13 & E/2 LOT 14 HOFFMAN'S TIMBER ACRES
 009-340-014-00 (E/2 LOT 14) Combined with this pcl for 2010.

98 COMBO W/013-00 FOR 99

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	120.00	627.00	0.9036	1.0111	110	100		12,060
A 200' @ 110/	120.00	627.00	0.9036	1.0111	110	100		12,060
A 200' @ 110/	60.00	624.00	0.9036	1.0099	110	100	1/2 LOT 14	6,023
300 Actual Front Feet, 4.31 Total Acres					Total Est.		Land Value =	30,142

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1500	50	6,127
D/W/P: 4in Ren. Conc.	8.17	300	50	1,225
D/W/P: Brick on Sand	18.00	100	50	900
Total Estimated Land Improvements				True Cash Value = 8,252

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1997

(11) Heating System: Radiant (in-floor), Air Conditioning
 Ground Area = 1736 SF Floor Area = 1736 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,736		
			Total:	278,818	223,055

Other Additions/Adjustments

Recreation Room	850	16,125	8,062

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	2	8,956	7,165

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 100 Feet	1	5,734	4,587

Porches

CCP (1 Story)	120	3,497	2,798
WGEP (1 Story)	264	19,359	15,487

Deck

Treated Wood	198	3,958	3,166

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	728	28,188	22,550
Common Wall: 1 Wall	1	-2,589	-2,071
Door Opener	1	527	422

Class: C Exterior: Pole (Unfinished)

Door Opener	1	527	422
Base Cost	1200	28,380	22,704

Class: CD Exterior: Pole (Unfinished)

Base Cost	1040	22,038	17,630
No Concrete Floor	1040	-6,230	-4,984

Built-Ins

Appliance Allow.	1	2,713	2,170

Parcel Number: 009-340-012-00

Page: 2

 Totals: 416,112 328,052

Notes:

 ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 403,504

2026 Est. T.C.V. 009-340-012-00 = 441,898

Est. TCV/Total Floor Area = 254.55, Most recent sale 09/12/2019 for 277,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
189,700	189,700	189,700	154,779	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	31,200	0	0	4,179	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
220,900	220,900	220,900	158,958	158,958	158,958	

009-340-015-00	2026 Est. T.C.V.	EMMERT CHRISTINE
Property Class: 401		10570 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T23N R8W LOT 15 HOFFMAN'S TIMBER ACRES & W 1/2 OF LOT 14. HOFFMAN'S
TIMBER ACRES

FORMERLY SEC 17 T23N R8W LOT 15 HOFFMAN'S TIMBER ACRES

2013 COMBINE WITH W1/2 OF LOT 14 HOFFMAN'S TIMBER ACRES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	120.00	627.00	1.0267	1.0111	110	100		13,702
A 200' @ 110/	60.00	627.00	1.0267	1.0111	110	100	W1/2 OF LOT 14	6,851
180 Actual Front Feet,	2.59	Total Acres			Total Est.		Land Value =	20,553

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	1200	0	0
D/W/P: 4in Ren. Conc.	8.17	288	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements				2,425

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2001

(11) Heating System: Forced Heat & Cool
Ground Area = 1680 SF Floor Area = 1680 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,680		
			Total:	256,179	192,132

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Water/Sewer

1000 Gal Septic	1	4,689	3,517
Water Well, 100 Feet	1	5,734	4,300

Porches

WCP (1 Story)	180	7,909	5,932
WCP (1 Story)	240	9,430	7,072

Deck

Treated Wood	260	4,742	3,556

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	672	32,189	24,142
Common Wall: 1 Wall	1	-2,589	-1,942
Door Opener	1	527	395

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	864	31,804	23,853
Door Opener	2	1,054	790

Built-Ins

Appliance Allow.	1	2,713	2,035

Totals: 360,281 270,206

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 332,353

2026 Est. T.C.V. 009-340-015-00	=	355,331
Est. TCV/Total Floor Area = 211.51		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
161,500 161,500 161,500	101,332	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 16,200 0	0	2,735 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
177,700 177,700 177,700	104,067	104,067 0

009-340-016-00	2026 Est. T.C.V.	EMMERT CHRISTINE
Property Class: 402		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 16 HOFFMAN'S TIMBER ACRES

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	120.00	627.00	1.1362	1.0111	110	100		15,164
120 Actual Front Feet, 1.73 Total Acres					Total Est.		Land Value =	15,164

2026 Est. T.C.V. 009-340-016-00 = 15,164

Est. TCV/Total Floor Area = 9.03

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
6,200	6,200	6,200	2,841	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,400	0	76	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,600	7,600	7,600	2,917	2,917	0	

009-340-017-00	2026 Est. T.C.V.	EISENGA DAVID J & CONNIE S
Property Class: 401		10614 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 17 HOFFMAN'S TIMBER ACRES

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	120.00	627.00	1.1362	1.0111	110	100		15,164
120 Actual Front Feet, 1.73 Total Acres							Total Est. Land Value =	15,164

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	18.08	60	0	0
D/W/P: 4in Ren. Conc.	8.17	240	0	0
D/W/P: 3.5 Concrete	6.58	384	0	0
Wood Frame	22.71	384	94	8,198

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				9,168

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1998

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1512 SF Floor Area = 1512 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,512		
			Total:	190,444	156,174

Other Additions/Adjustments

Plumbing

2 Fixture Bath	1	2,996	2,457

Water/Sewer

1000 Gal Septic	1	4,689	3,845
Water Well, 100 Feet	1	5,734	4,702

Deck

Treated Wood	288	5,069	4,157
Treated Wood	96	2,414	1,979

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	624	30,457	24,975
Common Wall: 1 Wall	1	-2,589	-2,123

Totals: 239,214 196,166

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 241,284

2026 Est. T.C.V. 009-340-017-00 = 265,616

Est. TCV/Total Floor Area = 175.67, Most recent sale 10/30/2015 for 115,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
114,400	114,400	114,400	71,796	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	18,400	0	0	1,938	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
132,800	132,800	132,800	73,734	73,734	73,734	

009-340-018-00	2026 Est. T.C.V.	EISENGA DAVID J & CONNIE S
Property Class: 402		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W (2*2000) E 1/2 OF LOT 18. HOFFMAN'S TIMBER ACRES

00SPLIT 1/2 LOT TO 019-00 FOR 01

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	60.00	400.00	1.3512	0.9036	110	100	1/2 LOT 18	8,058
60 Actual Front Feet,		0.55	Total Acres				Total Est. Land Value =	8,058

2026 Est. T.C.V. 009-340-018-00 = 8,058

Est. TCV/Total Floor Area = 5.33, Most recent sale 07/01/2000 for 12,575

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
3,300	3,300	3,300	2,613	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	700	0	0	70	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	2,683	2,683	2,683	

009-340-019-00	2026 Est. T.C.V.	SANDELIUS DAN
Property Class: 401		10658 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W (4*2000) LOT 19, 20, & W 1/2 OF LOT 18. HOFFMAN'S TIMBER ACRES
Combination of 340-019 & 340-020 for 07.

00 COMBO W/ 1/2 LOT 18 FOR 01
06 Combo w/340-020-00 for 07.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	120.00	400.00	0.9036	0.9036	110	100		10,778
A 200' @ 110/	120.00	400.00	0.9036	0.9036	110	100		10,778
A 200' @ 110/	60.00	400.00	0.9036	0.9036	110	100	1/2 LOT 18	5,389
300 Actual Front Feet, 2.75 Total Acres					Total Est.		Land Value =	26,944

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	672	50	2,338
D/W/P: Brick on Sand	18.00	142	50	1,278
D/W/P: Asphalt Paving	3.10	1800	50	2,790
Wood Frame	22.54	960	50	10,819
Wood Frame	25.96	168	94	4,099
Total Estimated Land Improvements			True Cash Value =	21,324

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2002

(11) Heating System: Forced Heat & Cool
Ground Area = 2040 SF Floor Area = 2040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,040		
			Total:	318,210	260,910

Other Additions/Adjustments

Recreation Room	979	18,572	15,229

Plumbing

Average Fixture(s)	1	1,422	1,166
3 Fixture Bath	1	4,478	3,672
2 Fixture Bath	1	2,996	2,457

Water/Sewer

1000 Gal Septic	1	4,689	3,845
Water Well, 100 Feet	1	5,734	4,702

Porches

WCP (1 Story)	135	6,402	5,250

Deck

Treated Wood	396	6,245	5,121

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	672	32,189	26,395
Common Wall: 1 Wall	1	-2,589	-2,123
Door Opener	2	1,054	864

Class: C Exterior: Pole (Unfinished)

Base Cost	1200	28,380	23,272

Built-Ins

Appliance Allow.	1	2,713	2,225

Fireplaces

Parcel Number: 009-340-019-00

Page: 2

Prefab 1 Story	1	2,542	2,084

Totals:	433,037	355,069

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:	436,735

2026 Est. T.C.V. 009-340-019-00	=	485,003

Est. TCV/Total Floor Area = 237.75, Most recent sale 04/20/2015 for 240,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
208,500	208,500	208,500	153,196	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	34,000	0	4,136	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
242,500	242,500	242,500	157,332	157,332	157,332

009-340-021-00	2026 Est. T.C.V.	COCKERAM TERRILL L II
Property Class: 401		10702 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 21 HOFFMAN'S TIMBER ACRES

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	120.00	400.00	1.1362	0.9036	110	100		13,552
120 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	13,552

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	26.95	70	50	943
Total Estimated Land Improvements True Cash Value =				943

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D 10 Blt 2000

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1400 SF Floor Area = 1400 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,400		
			Total:	164,459	131,566

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	790

Water/Sewer

1000 Gal Septic	1	4,109	3,287
Water Well, 100 Feet	1	5,150	4,120

Built-Ins

Appliance Allow.	1	1,607	1,286

Deck

Treated Wood	9	387	310
Treated Wood	9	387	310
w/Roof (Roof portion)	50	810	648

Carports

Aluminum	378	4,604	3,683

Totals:	182,501	146,000

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 179,580

2026 Est. T.C.V. 009-340-021-00 = 194,075

Est. TCV/Total Floor Area = 138.63, Most recent sale 08/13/2010 for 79,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
82,600	82,600	82,600	46,555	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	14,400	0	1,256	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
97,000	97,000	97,000	47,811	47,811 47,811

009-340-022-00	2026 Est. T.C.V.	RUDE WILLIAM & LINDSAY
Property Class: 401		10724 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 22 & E 1/2 OF LOT 23. HOFFMAN'S TIMBER ACRES

99 COMBO W 023-00 FOR 00

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

		* Factors *		LOT 22 & 1/2 23		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
A 200' @ 110/	180.00	400.00	1.0267	0.9036	110	100
180 Actual Front Feet, 1.65 Total Acres					Total Est. Land Value =	
						18,369

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	33.84	180	0	0
D/W/P: 4in Ren. Conc.	8.17	432	0	0
D/W/P: Asphalt Paving	3.10	1200	0	0
D/W/P: Patio Blocks	15.58	72	0	0
Wood Frame	29.49	96	50	1,415

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,915

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls	C	Blt 1995

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1400 SF Floor Area = 1400 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,400		
Total:				187,619	140,712

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Water/Sewer

1000 Gal Septic	1	4,689	3,517
Water Well, 100 Feet	1	5,734	4,300

Porches

WGEP (1 Story)	120	11,562	8,671
CPP	25	758	568
WPP	80	2,844	2,133

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	576	28,771	21,578
Common Wall: 1 Wall	1	-2,589	-1,942
Door Opener	1	527	395

Built-Ins

Appliance Allow.	1	2,713	2,035

Deck

w/Roof (Roof portion)	264	4,124	3,093

Totals:	252,652	189,484

Notes: BOCA MODULAR

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 233,065

Parcel Number: 009-340-022-00

Page: 2

2026 Est. T.C.V. 009-340-022-00 = 255,349
 Est. TCV/Total Floor Area = 182.39, Most recent sale 06/29/2018 for 135,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
109,400	109,400	109,400	77,280	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	18,300	0	0	2,086	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
127,700	127,700	127,700	79,366	79,366	79,366

009-340-023-50	2026 Est. T.C.V.	HOEKWATER GERALD L & MARCIA K
Property Class: 402		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W W 1/2 OF LOT 23. (0*1998) HOFFMAN'S TIMBER ACRES.

98 SPLIT FROM 023-00 FOR 99

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	60.00	400.00	1.3512	0.9036	110	100	1/2 LOT 23	8,058
60 Actual Front Feet,		0.55	Total Acres				Total Est. Land Value =	8,058

2026 Est. T.C.V. 009-340-023-50 = 8,058

Est. TCV/Total Floor Area = 5.76

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
3,300	3,300	3,300	2,220	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	700	0	0	59	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	2,279	2,279	2,279	

009-340-024-00	2026 Est. T.C.V.	HOEKWATER GERALD L & MARCIA K
Property Class: 401		10768 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 24 HOFFMAN'S TIMBER ACRES

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	120.00	400.00	1.1362	0.9036	110	100		13,552
120 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	13,552

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	900	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1	Single Family	1.5S			
			Cls	C 10	Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = 1456 SF Floor Area = 2184 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,456		
			Total:	314,910	251,947

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582
2 Fixture Bath	1	2,996	2,397

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 100 Feet	1	5,734	4,587

Porches

WCP (1 Story)	256	9,738	7,790
WPP	200	4,818	3,854

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Door Opener	1	527	422
Base Cost	1344	56,999	45,599

Built-Ins

Appliance Allow.	1	2,713	2,170

Breezeways

Frame Wall	168	11,340	9,072

Totals:	420,364	336,309

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 413,660

2026 Est. T.C.V. 009-340-024-00 = 429,637

Est. TCV/Total Floor Area = 196.72, Most recent sale 10/01/1998 for 11,625

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
182,900	182,900	182,900	113,987	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	31,900	0	3,077	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

214,800

214,800

214,800

117,064

117,064

117,064

009-340-025-00	2026 Est. T.C.V.	HANNAH SETH & AMY
Property Class: 401		10790 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 25 HOFFMAN'S TIMBER ACRES

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	120.00	400.00	1.1362	0.9036	110	100		13,552
120 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	13,552

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1553	50	6,344
D/W/P: Asphalt Paving	3.10	1352	50	2,095
Wood Frame	27.96	120	50	1,677
Total Estimated Land Improvements True Cash Value =				10,116

Cost Est. for Res. Bldg: 1 Single Family 1+S Cls C 5 Blt 2002

(11) Heating System: Forced Heat & Cool

Ground Area = 1229 SF Floor Area = 1229 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Crawl Space	1,229		
			Total:	188,476	154,541

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,166
3 Fixture Bath	1	4,478	3,672

Water/Sewer

1000 Gal Septic	1	4,689	3,845
Water Well, 100 Feet	1	5,734	4,702

Porches

WCP (1 Story)	132	6,291	5,159
WCP (1 Story)	55	3,500	2,870

Deck

Treated Wood	264	4,792	3,929

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	484	25,483	20,896
Common Wall: 1 Wall	1	-2,589	-2,123
Door Opener	1	527	432

Class: C Exterior: Pole (Unfinished)

Door Opener	2	1,054	864
Base Cost	1680	39,732	32,580

Built-Ins

Appliance Allow.	1	2,713	2,225

Totals: 286,302 234,758

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 288,752

2026 Est. T.C.V. 009-340-025-00 = 312,420

Est. TCV/Total Floor Area = 254.21, Most recent sale 08/19/2020 for 140,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
135,400	135,400	135,400	115,232	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

Parcel Number: 009-340-025-00

Page: 2

0	20,800	0	0	3,111	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
156,200	156,200	156,200	118,343	118,343	118,343

009-340-026-00	2026 Est. T.C.V.	SWANSON DAVID L & LISA A
Property Class: 401		10812 W KELLY RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 17 T22N R8W LOT 26 HOFFMAN'S TIMBER ACRES

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	120.00	400.00	1.1362	0.9036	110	100		13,552
120 Actual Front Feet,	1.10	Total Acres			Total Est.	Land Value =		13,552

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	288	0	0
D/W/P: Asphalt Paving	3.10	720	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements	True	Cash Value =		2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2006

(11) Heating System: Forced Heat & Cool
 Ground Area = 2152 SF Floor Area = 2152 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,152		
			Total:	317,670	270,021

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

CCP (1 Story)	40	1,327	1,128

Deck

Treated Wood	392	6,205	5,274

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	840	37,766	32,101
Storage Over Garage	560	7,414	6,302
Common Wall: 1.5 Wall	1	-3,883	-3,301
Door Opener	2	1,054	896

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals: 386,589 328,602

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 404,180

2026 Est. T.C.V. 009-340-026-00 = 420,107

Est. TCV/Total Floor Area = 195.22, Most recent sale 07/29/2005 for 14,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
178,800	178,800	178,800	111,509	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	31,300	0	3,010	0

Parcel Number: 009-340-026-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
210,100	210,100	210,100	114,519	114,519	114,519

009-340-027-00	2026 Est. T.C.V.	MILLER RYAN & KENDA
Property Class: 401		10824 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 27 HOFFMAN'S TIMBER ACRES

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	120.00	400.00	1.1362	0.9036	110	100		13,552
120 Actual Front Feet,	1.10	Total Acres			Total Est.		Land Value =	13,552

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	2900	0	0
D/W/P: 4in Ren. Conc.	8.17	150	0	0
Wood Frame	24.96	192	50	2,396

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/ABOP/12L	2,800.00	1	50	1,400
Total Estimated Land Improvements True Cash Value =				8,796

Cost Est. for Res. Bldg: 1	Single Family	1.75S	Cls	C	5	Blt	2015

(11) Heating System: Forced Heat & Cool
 Ground Area = 1118 SF Floor Area = 2138 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,118		
0.5 Story	Siding	Overhang	364		
Total:				281,990	239,675

Other Additions/Adjustments

Recreation Room	952	18,059	15,350

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	2	8,956	7,613
2 Fixture Bath	1	2,996	2,547

Water/Sewer

2000 Gal Septic	1	9,318	7,920
Water Well, 100 Feet	1	5,734	4,874

Porches

CCP (1 Story)	151	4,307	3,661

Deck

Treated Wood	200	3,984	3,386
w/Roof (Roof portion)	150	2,588	2,200

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	831	37,453	31,835
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	2	1,054	896

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals:	377,985	321,271

Notes:

Parcel Number: 009-340-027-00

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ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 395,163

2026 Est. T.C.V. 009-340-027-00	=	417,511
Est. TCV/Total Floor Area = 195.28, Most recent sale 11/19/2025 for 420,000		
2025 Assessed	MBOR	S.E.V.
201,000	201,000	201,000
		144,000
		2.70
2026 New Eq. Adjustment	Loss	Additions
2,500	5,300	0
		2,500
		62,300
2026 Assessed	MBOR	S.E.V.
208,800	208,800	208,800
		150,388
		208,800
		208,800

009-340-028-00	2026 Est. T.C.V.	GREEN MICHAEL E & MICHAEL K
Property Class: 401		10856 W KELLY RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 17 T22N R8W LOT 28 HOFFMAN'S TIMBER ACRES

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	120.00	400.00	1.1362	0.9036	110	100		13,552
120 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	13,552

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	288	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls C	Blt 2005

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1456 SF Floor Area = 1456 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,456		
			Total:	221,123	187,954

Other Additions/Adjustments

Recreation Room	500	9,485	8,062

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

CCP (1 Story)	54	1,696	1,442
WCP (1 Story)	72	4,211	3,579

Deck

Treated Wood	128	2,977	2,530

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	576	28,771	24,455
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	1	527	448

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals:	285,237	242,450

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 298,214

2026 Est. T.C.V. 009-340-028-00 = 312,736

Est. TCV/Total Floor Area = 214.79, Most recent sale 10/12/2017 for 172,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
133,100	133,100	133,100	100,999	2.70

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-340-028-00

Page: 2

0	23,300	0	0	2,726	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
156,400	156,400	156,400	103,725	103,725	103,725

009-340-029-00	2026 Est. T.C.V.	HAMMOND JENNIFER L
Property Class: 401		10878 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 29 HOFFMAN'S TIMBER ACRES

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	120.00	400.00	1.1362	0.9036	110	100		13,552
120 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	13,552

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	883	50	3,236
Metal Prefab	13.06	240	50	1,567

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/PATR/ALUOSBEL	11.20	240	50	1,344
Total Estimated Land Improvements				True Cash Value = 6,147

Cost Est. for Res. Bldg: 1	Single Family	1.25S	Cls CD	Blt 1998

(11) Heating System: Forced Heat & Cool
 Ground Area = 1456 SF Floor Area = 1820 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,456		
			Total:	224,361	179,487

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	948
3 Fixture Bath	2	7,442	5,954
2 Fixture Bath	1	2,502	2,002

Water/Sewer

1000 Gal Septic	1	4,386	3,509
Water Well, 100 Feet	1	5,415	4,332

Porches

WCP (1 Story)	416	12,780	10,224

Deck

Treated Wood	120	2,776	2,221
Treated Wood	144	3,146	2,517
w/Roof (Roof portion)	32	626	501

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	528	20,217	16,174
Common Wall: 1 Wall	1	-2,421	-1,937
Door Opener	1	468	374

Built-Ins

Appliance Allow.	1	1,897	1,518

Totals:	284,780	227,824

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 280,224

2026 Est. T.C.V. 009-340-029-00 = 299,923

Est. TCV/Total Floor Area = 164.79, Most recent sale 05/24/2005 for 151,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
127,800	127,800	127,800	80,548	2.70

Parcel Number: 009-340-029-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	22,200	0	0	2,174	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	150,000	150,000	150,000	82,722	82,722	82,722

009-340-030-00	2026 Est. T.C.V.	PEARSON JOHN L
Property Class: 402		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 30 HOFFMAN'S TIMBER ACRES

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	120.00	400.00	1.1362	0.9036	110	100		13,552
120 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	13,552

2026 Est. T.C.V. 009-340-030-00 = 13,552

Est. TCV/Total Floor Area = 7.45, Most recent sale 03/17/2022 for 11,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
5,500	5,500	5,500	4,871	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,300	0	131	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,800	6,800	6,800	5,002	5,002	5,002

009-340-032-01	2026 Est. T.C.V.	MERRITT CHRISTOPHER & WENDY
Property Class: 401		10944 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 32 & 31 HOFFMAN'S TIMBER ACRES
 COMBINED ON 05/26/2025 FROM 009-340-032-00, 009-340-031-00;

Split/Comb. on 05/26/2025 completed 05/26/2025 TIM 5107 DV EXEMPTION;
 Parent Parcel(s): 009-340-032-00, 009-340-031-00;
 Child Parcel(s): 009-340-032-01;

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	120.00	400.00	0.9554	0.9036	110	100		11,396
A 200' @ 110/	120.00	400.00	0.9554	0.9036	110	100		11,396
240 Actual Front Feet, 2.20 Total Acres Total Est. Land Value =								22,792

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.26	400	0	0
D/W/P: 4in Ren. Conc.	8.17	288	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1998

(11) Heating System: Forced Heat & Cool
 Ground Area = 1512 SF Floor Area = 1512 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,512		
			Total:	245,535	196,419

Other Additions/Adjustments

Recreation Room	1100	20,867	16,694

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582
2 Fixture Bath	1	2,996	2,397

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 100 Feet	1	5,734	4,587

Porches

WCP (1 Story)	192	8,262	6,610

Deck

Treated Wood	416	6,452	5,162

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	672	26,665	21,332
Common Wall: 1 Wall	1	-2,589	-2,071
Door Opener	1	527	422

Built-Ins

Appliance Allow.	1	2,713	2,170

Fireplaces

Wood Stove	1	2,503	2,002

Totals: 330,254 264,195

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 324,960

2026 Est. T.C.V. 009-340-032-01 = 348,722

Est. TCV/Total Floor Area = 230.64, Most recent sale 10/25/2024 for 344,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	151,500	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
174,400	0	0	155,590	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
174,400	174,400	174,400	155,590	155,590	155,590	

009-340-033-00	2026 Est. T.C.V.	YARMAK BILL&PEARSON-YARMAK MARILYNN
Property Class: 402		10944 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 33 HOFFMAN'S TIMBER ACRES

12/31/2014 SPLIT FROM 009-340-032-00 FORMERLY ASSESSED WITH LOT 32

YEARS 2000 - 2014 SEC 17 T22N R8W LOTS 32 & 33 HOFFMAN'S TIMBER ACRES

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	120.00	400.00	1.1362	0.9036	110	100		13,552
120 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	13,552

2026 Est. T.C.V. 009-340-033-00	=	13,552

Est. TCV/Total Floor Area = 8.96, Most recent sale 02/18/2021 for 9,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
5,500	5,500	5,500	2,841	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,300	0	76	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,800	6,800	6,800	2,917	2,917	0

009-340-034-00	2026 Est. T.C.V.	WADDELL THOMAS & ASHLEY
Property Class: 401		10281 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 34 HOFFMAN'S TIMBER ACRES

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	240.00	540.00	0.9554	1.0779	110	100		27,189
240 Actual Front Feet,	2.98	Total Acres			Total Est.		Land Value =	27,189

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 1998

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1736 SF Floor Area = 1736 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,736		
			Total:	192,070	153,656

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 100 Feet	1	5,734	4,587

Deck

Treated Wood	240	4,500	3,600

Built-Ins

Appliance Allow.	1	2,713	2,170

Totals:	215,606	172,484

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 170,759

2026 Est. T.C.V. 009-340-034-00 = 197,948

Est. TCV/Total Floor Area = 114.03, Most recent sale 02/25/2022 for 165,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
82,600	82,600	82,600	73,180	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	16,400	0	0	1,975	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
99,000	99,000	99,000	75,155	75,155	75,155

009-340-035-00	2026 Est. T.C.V.	JONES KIMBERLEE
Property Class: 401		10311 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 35 HOFFMAN'S TIMBER ACRES

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	120.00	540.00	1.1362	1.0779	110	100		16,167
120 Actual Front Feet,	1.49	Total Acres			Total Est.		Land Value =	16,167

Cost Est. for Res. Bldg: 1	Single Family	HUD		Cls CD	Blt 2002

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1040 SF Floor Area = 1040 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,040		
			Total:	106,353	85,081

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	948
3 Fixture Bath	1	3,721	2,977

Water/Sewer

1000 Gal Septic	1	4,386	3,509
Water Well, 100 Feet	1	5,415	4,332

Built-Ins

Appliance Allow.	1	1,897	1,518

Garages

Class: CD Exterior: Pole (Unfinished)			
Base Cost	1200	25,428	20,342

Totals:	148,385	118,707

Notes: PATROIT LPP13002ABIN

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 117,520

2026 Est. T.C.V. 009-340-035-00	=	133,687

Est. TCV/Total Floor Area = 128.55, Most recent sale 03/19/2012 for 35,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
55,700	55,700	55,700	28,218	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	11,100	0	761	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
66,800	66,800	66,800	28,979	28,979	28,979	

009-340-036-00	2026 Est. T.C.V.	SHIVLIE JAMES R
Property Class: 401		10335 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 36 HOFFMAN'S TIMBER ACRES

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	120.00	540.00	1.1362	1.0779	110	100		16,167
120 Actual Front Feet,	1.49	Total Acres			Total Est.		Land Value =	16,167

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	576	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C -5 Blt 2000

(11) Heating System: Forced Air w/ Ducts

Ground Area = 960 SF Floor Area = 960 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	960		
Total:				107,413	85,918

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 100 Feet	1	5,734	4,587

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	864	31,804	25,443
Door Opener	1	527	422

Built-Ins

Appliance Allow.	1	2,713	2,170

Deck

Treated Wood	20	896	717

Totals: 159,676 127,728

Notes: REDMAN MHD

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 126,451

2026 Est. T.C.V. 009-340-036-00 = 143,558

Est. TCV/Total Floor Area = 149.54, Most recent sale 10/03/2005 for 57,150

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
59,700	59,700	59,700	28,022	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,100	0	0	756	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
71,800	71,800	71,800	28,778	28,778	28,778	

009-340-037-00	2026 Est. T.C.V.	NOWICKI GARY L & DESIREE
Property Class: 401		10361 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 37 HOFFMAN'S TIMBER ACRES

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	120.00	540.00	1.1362	1.0779	110	100		16,167
120 Actual Front Feet,	1.49	Total Acres			Total Est.		Land Value =	16,167

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value

LAND IMPROVE 2500	2,500.00	1	94	2,350

Total Estimated Land Improvements	True Cash Value =	2,350

Cost Est. for Res. Bldg: 1	Mobile Home	HUD	Cls Good	Blt 1998

(11) Heating System: Forced Warm Air

Ground Area = 1617 SF Floor Area = 1617 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1088		
Addition	Siding	Crawl	529		
			Total:	133,035	86,471

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	160	1,971	1,281

Plumbing

Average Fixture(s)	1	1,293	840

3 Fixture Bath	1	3,780	2,457

Water/Sewer

1000 Gal Septic	1	5,433	3,531

Water Well, 100 Feet	1	6,387	4,152

Porches

WCP (1 Story)	139	7,032	4,571

WPP	60	3,045	1,979

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	913	42,938	27,910

Storage Over Garage	457	7,915	5,145

Door Opener	1	659	428

Built-Ins

Appliance Allow.	1	3,899	2,534

Totals:	217,387	141,299

Notes: 1998 SCHULT

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 132,821

2026 Est. T.C.V. 009-340-037-00 = 151,338

Est. TCV/Total Floor Area = 93.59, Most recent sale 03/01/1999 for 7,950

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
62,000	62,000	62,000	47,831	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,700	0	0	1,291	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
75,700	75,700	75,700	49,122	49,122	49,122

009-340-038-00	2026 Est. T.C.V.	SILVERBURG ROBERT A
Property Class: 402		W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 38 HOFFMAN'S TIMBER ACRES

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	120.00	540.00	1.1362	1.0779	110	100		16,167
120 Actual Front Feet, 1.49 Total Acres							Total Est. Land Value =	16,167

2026 Est. T.C.V. 009-340-038-00 = 16,167

Est. TCV/Total Floor Area = 10.00, Most recent sale 06/01/1999 for 16,400

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
6,600	6,600	6,600	2,816	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,500	0	0	76	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,100	8,100	8,100	2,892	2,892	0	

009-340-039-00	2026 Est. T.C.V.	SILVERBURG ROBERT A
Property Class: 401		W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 39 HOFFMAN'S TIMBER ACRES

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	120.00	540.00	1.1362	1.0779	110	100		16,167
120 Actual Front Feet,	1.49	Total Acres			Total Est.		Land Value =	16,167

Cost Est. for Res. Bldg: 1	Mobile Home	HUD		Cls Average	Blt 1991

(11) Heating System: Forced Warm Air
 Ground Area = 980 SF Floor Area = 980 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=44/100/100/100/44

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	980		
			Total:	64,709	28,472

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	168	1,969	866

Plumbing

Average Fixture(s)	1	1,010	444
3 Fixture Bath	1	2,944	1,295

Water/Sewer

1000 Gal Septic	1	4,689	2,063
Water Well, 100 Feet	1	5,734	2,523

Deck

Treated Wood	216	4,201	1,848

Built-Ins

Appliance Allow.	1	2,713	1,194

Totals:	87,969	38,705

Notes: 1991 SKYLINE MH

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:	36,383

2026 Est. T.C.V. 009-340-039-00	=	52,550

Est. TCV/Total Floor Area = 53.62

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
21,300	21,300	21,300	11,281	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	5,000	0	0	304	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,300	26,300	26,300	11,585	11,585	0	

009-340-040-00	2026 Est. T.C.V.	REZMER LEONARD & CONNIE
Property Class: 401		10423 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 40 HOFFMAN'S TIMBER ACRES

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	120.00	540.00	1.1362	1.0779	110	100		16,167
120 Actual Front Feet,	1.49	Total Acres			Total Est.		Land Value =	16,167

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	540	0	0
D/W/P: 3.5 Concrete	6.58	384	0	0
Wood Frame	26.96	144	50	1,941
Wood Frame	23.96	264	50	3,162

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements				True Cash Value = 7,603

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 1999

(11) Heating System: Forced Heat & Cool

Ground Area = 1584 SF Floor Area = 1584 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,584		
			Total:	214,521	160,889

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Water/Sewer

1000 Gal Septic	1	4,689	3,517
Water Well, 100 Feet	1	5,734	4,300

Porches

WCP (1 Story)	252	9,664	7,248

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	896	32,740	24,555
Door Opener	3	1,581	1,186

Built-Ins

Appliance Allow.	1	2,713	2,035

Totals: 277,542 208,154

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 206,072

2026 Est. T.C.V. 009-340-040-00 = 229,842

Est. TCV/Total Floor Area = 145.10, Most recent sale 11/18/2024 for 190,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
90,400	90,400	90,400	90,400	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	24,500	0	0	2,440	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
114,900	114,900	114,900	92,840	92,840	0	

009-340-041-00	2026 Est. T.C.V.	LEWIS MARGO
Property Class: 401		10449 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 41 HOFFMAN'S TIMBER ACRES

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	120.00	540.00	1.1362	1.0779	110	100		16,167
120 Actual Front Feet,	1.49	Total Acres			Total Est.	Land Value =		16,167

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.50	140	95	2,859
Total Estimated Land Improvements		True Cash Value =		2,859

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1990

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1064 SF Floor Area = 1064 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,064		
			Total:	98,161	78,528

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	790
3 Fixture Bath	1	3,128	2,502

Water/Sewer

1000 Gal Septic	1	4,109	3,287
Water Well, 100 Feet	1	5,150	4,120

Deck

Treated Wood w/Roof (Deck Portion)	96	2,297	1,838
Treated Wood w/Roof (Roof portion)	96	1,438	1,150

Built-Ins

Appliance Allow.	1	1,607	1,286

Totals: 116,878 93,501

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 115,006

2026 Est. T.C.V. 009-340-041-00 = 134,032

Est. TCV/Total Floor Area = 125.97, Most recent sale 08/16/2013 for 38,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
62,800	62,800	62,800	22,778	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,200	0	615	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
67,000	67,000	67,000	23,393	23,393	23,393

009-340-042-00	2026 Est. T.C.V.	SIMPSON TODD & SHILTON KITTY
Property Class: 401		10467 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 42 HOFFMAN'S TIMBER ACRES

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	120.00	540.00	1.1362	1.0779	110	100		16,167
120 Actual Front Feet,	1.49	Total Acres			Total Est.		Land Value =	16,167

Cost Est. for Res. Bldg: 1	Single Family	HUD		Cls CD	Blt 2000

(11) Heating System: Forced Heat & Cool
 Ground Area = 1188 SF Floor Area = 1188 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,188		
			Total:	146,448	117,159

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	948
3 Fixture Bath	1	3,721	2,977

Water/Sewer

1000 Gal Septic	1	4,386	3,509
Water Well, 100 Feet	1	5,415	4,332

Porches

CCP (1 Story)	48	1,408	1,126
CCP (1 Story)	72	2,027	1,622

Built-Ins

Appliance Allow.	1	1,897	1,518

Garages

Class: CD Exterior: Pole (Unfinished)			
Base Cost	1200	25,428	20,342

Totals:	191,915	153,533

Notes: 2000 BARRING MHD

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 151,998

2026 Est. T.C.V. 009-340-042-00 = 168,165

Est. TCV/Total Floor Area = 141.55, Most recent sale 02/14/2017 for 1

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
65,700	65,700	65,700	39,697	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	18,400	0	0	1,071	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
84,100	84,100	84,100	40,768	40,768	40,768

009-340-044-00	2026 Est. T.C.V.	LAPRAD KENNETH J & KATHRYN A
Property Class: 401		10515 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W LOTS 43 & 44 HOFFMAN'S TIMBER ACRES.

98 COMBO PF 043-00 FOR 99

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

LOTS 43 & 44

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	240.00	575.00	0.9554	1.0950	110	100		27,619
240 Actual Front Feet, 3.17 Total Acres							Total Est. Land Value =	27,619

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.01	140	50	1,120
Wood Frame	19.51	200	50	1,951
Wood Frame	21.90	128	50	1,401
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/WOOF/6SL	29.00	150	50	2,175
Total Estimated Land Improvements				6,647

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1997

(11) Heating System: Forced Heat & Cool
 Ground Area = 1768 SF Floor Area = 1768 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,768		
			Total:	186,681	149,344

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	790
3 Fixture Bath	1	3,128	2,502

Water/Sewer

1000 Gal Septic	1	4,109	3,287
Water Well, 100 Feet	1	5,150	4,120

Porches

WCP (1 Story)	336	9,240	7,392
WGEP (1 Story)	768	31,296	25,037

Deck

Treated Wood	656	8,285	6,628

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	624	22,632	18,106
Door Opener	1	468	374

Class: CD Exterior: Pole (Unfinished)

Base Cost	2160	45,770	36,616

Built-Ins

Appliance Allow.	1	1,607	1,286

Fireplaces

Direct-Vented Gas	1	2,048	1,638

Totals: 321,402 257,120

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 316,258

Parcel Number: 009-340-044-00

Page: 2

2026 Est. T.C.V. 009-340-044-00 = 350,524
 Est. TCV/Total Floor Area = 198.26, Most recent sale 09/23/2010 for 85,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
149,700	149,700	149,700	58,612	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	25,600	0	0	1,582	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
175,300	175,300	175,300	60,194	60,194	60,194

009-340-045-00	2026 Est. T.C.V.	WELLS FARGO BANK NA
Property Class: 401		10537 ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 45 HOFFMAN'S TIMBER ACRES

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	120.00	575.00	1.1362	1.0950	110	100		16,422
120 Actual Front Feet,	1.58	Total Acres			Total Est.		Land Value =	16,422

Cost Est. for Res. Bldg: 1	Single Family	HUD		Cls CD	Blt 1991

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1680 SF Floor Area = 1680 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,680		
			Total:	192,413	115,448

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711
3 Fixture Bath	1	3,721	2,233

Water/Sewer

1000 Gal Septic	1	4,386	2,632
Water Well, 100 Feet	1	5,415	3,249

Deck

Treated Wood	48	1,628	977
Treated Wood	96	2,355	1,413

Built-Ins

Appliance Allow.	1	1,897	1,138

Totals:	213,000	127,801

Notes: 1991 FRIENDSHIP MHD

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 126,523

2026 Est. T.C.V. 009-340-045-00 = 142,945

Est. TCV/Total Floor Area = 85.09, Most recent sale 10/01/1999 for 14,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
67,600	67,600	67,600	32,328	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,900	0	872	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
71,500	71,500	71,500	33,200	33,200	0	

009-340-046-00	2026 Est. T.C.V.	ELZINGA KIMBERLY J & DOBSON HUNTER
Property Class: 401		10559 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 46 & E'LY 10FT OF LOT 47 HOFFMAN'S TIMBER ACRES
 COMBINE WITH 340-047-90 E'RLY 10 FEET OF LOT 47
 FORMERLY SEC 17 T22N R8W LOT 46 HOFFMAN'S TIMBER ACRES

10/2019 COMBINE E'LY 10' LOT 47 PIN 009-340-047-90

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	130.00	575.00	1.1137	1.0950	110	100		17,439
130 Actual Front Feet, 1.72 Total Acres							Total Est. Land Value =	17,439

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	288	0	0
Wood Frame	22.65	180	50	2,038

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/CHALF/06'/211	20.20	32	50	323
Total Estimated Land Improvements True Cash Value =				3,301

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1999

(11) Heating System: Forced Air w/o Ducts

Ground Area = 1364 SF Floor Area = 1364 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,364		
			Total:	159,369	119,525

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	889
3 Fixture Bath	1	3,721	2,791

Water/Sewer

1000 Gal Septic	1	4,386	3,289
Water Well, 100 Feet	1	5,415	4,061

Deck

Treated Wood	40	1,506	1,129
Treated Wood	150	3,227	2,420

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	624	22,632	16,974
Common Wall: 1 Wall	1	-2,421	-1,816
Door Opener	1	468	351

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	240	12,247	9,185

Built-Ins

Appliance Allow.	1	1,897	1,423

Totals:	213,632	160,221

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 197,072

Parcel Number: 009-340-046-00

Page: 2

2026 Est. T.C.V. 009-340-046-00 = 217,812
 Est. TCV/Total Floor Area = 159.69, Most recent sale 08/15/2024 for 210,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
104,200	104,200	104,200	104,200	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,700	0	0	2,813	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
108,900	108,900	108,900	107,013	107,013	107,013

009-340-047-00	2026 Est. T.C.V.	BOLSER SCOTT ALLEN
Property Class: 402		W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 47 EXC E'LY 10FT THOF HOFFMAN'S TIMBER ACRES
 SPLIT PART TO 009-340-047-90
 FORMELRY SEC 17 T22N R8W LOT 47 HOFFMAN'S TIMBER ACRES

Split/Comb. on 10/22/2019 completed 10/22/2019 TIM ;
 Parent Parcel(s): 009-340-047-00;
 Child Parcel(s): 009-340-047-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	110.00	575.00	1.1612	1.0950	110	100		15,385
110 Actual Front Feet, 1.45 Total Acres							Total Est. Land Value =	15,385

2026 Est. T.C.V. 009-340-047-00 = 15,385

Est. TCV/Total Floor Area = 11.28, Most recent sale 10/02/2019 for 6,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
6,300	6,300	6,300	2,934	2.70			
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	1,400	0	0	79			0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
7,700	7,700	7,700	3,013	3,013	0		

009-340-048-00	2026 Est. T.C.V.	PAULEY CLIFFORD A & IRMGARD
Property Class: 401		10603 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 48 HOFFMAN'S TIMBER ACRES

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	120.00	575.00	1.1362	1.0950	110	100		16,422
120 Actual Front Feet,	1.58	Total Acres			Total Est.	Land Value =		16,422

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	17.02	30	89	455
Total Estimated Land Improvements	True	Cash Value =		455

Cost Est. for Res. Bldg: 1	Single Family	HUD	Cls CD	Blt 1997

(11) Heating System: Forced Air w/o Ducts

Ground Area = 1456 SF Floor Area = 1456 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,456		
			Total:	168,479	126,358

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	889
3 Fixture Bath	1	3,721	2,791

Water/Sewer

1000 Gal Septic	1	4,386	3,289
Water Well, 100 Feet	1	5,415	4,061

Deck

Treated Wood	35	1,400	1,050

Built-Ins

Appliance Allow.	1	1,897	1,423

Totals:	186,483	139,861

Notes: CENTURY AFFMAN 2012

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 138,462

2026 Est. T.C.V. 009-340-048-00 = 155,339

Est. TCV/Total Floor Area = 106.69, Most recent sale 08/13/2012 for 24,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
60,300	60,300	60,300	35,108	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,400	0	947	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
77,700	77,700	77,700	36,055	36,055	36,055

009-340-049-00	2026 Est. T.C.V.	OVERSTREET STEVEN
Property Class: 401		10625 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 49 HOFFMAN'S TIMBER ACRES

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	120.00	575.00	1.1362	1.0950	110	100		16,422
120 Actual Front Feet, 1.58 Total Acres							Total Est. Land Value =	16,422

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	240	0	0
D/W/P: 3.5 Concrete	6.16	240	0	0
Wood Frame	29.92	72	50	1,077
Wood Frame	31.15	64	50	997

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements True Cash Value =				3,074

Cost Est. for Res. Bldg: 1 Single Family HUD	Cls CD	Blt 1999

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1344 SF Floor Area = 1344 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,344		
			Total:	158,652	118,989

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	889
3 Fixture Bath	1	3,721	2,791
Separate Shower	1	1,146	859

Water/Sewer

1000 Gal Septic	1	4,386	3,289
Water Well, 100 Feet	1	5,415	4,061

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	720	27,972	20,979
Door Opener	1	527	395

Built-Ins

Appliance Allow.	1	1,897	1,423

Deck

Treated Wood	16	702	526
Treated Wood	16	702	526

Totals:	206,305	154,727

Notes: HUD

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 153,180

2026 Est. T.C.V. 009-340-049-00 = 172,676

Est. TCV/Total Floor Area = 128.48, Most recent sale 06/26/2020 for 98,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
67,900	67,900	67,900	55,537	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	18,400	0	1,499	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

86,300

86,300

86,300

57,036

57,036

57,036

009-350-001-00	2026 Est. T.C.V.	EDOF GURI L ETAL
Property Class: 401		9449 W OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 1 INDIAN HILL PLAT

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	90.00	164.00	0.9710	1.0403	1900	100		172,738
90 Actual Front Feet, 0.34 Total Acres								172,738
Total Est. Land Value =								172,738

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	769	50	2,530
D/W/P: 4in Concrete	6.96	96	50	334
D/W/P: Brick on Sand	18.00	465	25	2,092

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				5,906

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls	C	Blt	1960

(11) Heating System: Forced Heat & Cool

Ground Area = 1637 SF Floor Area = 1637 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,637		
			Total:	213,652	128,191

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853
3 Fixture Bath	1	4,478	2,687

Porches

CGEP (1 Story)	440	25,274	15,164
CGEP (1 Story)	119	9,181	5,509
CGEP (1 Story)	210	13,616	8,170

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	14,346

Water/Sewer

Public Sewer	1	1,465	879
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Exterior 1 Story	1	6,387	3,832

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	305,442	183,265

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV:	311,551

2026 Est. T.C.V. 009-350-001-00	=	490,195

Est. TCV/Total Floor Area = 299.45

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM

Parcel Number: 009-350-001-00

Page: 2

	189,000	189,000	189,000	97,356	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	56,100	0	0	2,628	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	245,100	245,100	245,100	99,984	99,984	0

009-350-002-00	2026 Est. T.C.V.	TAYLOR BARBARA JO
Property Class: 401		9461 W OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 2 INDIAN HILL PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	90.00	215.00	0.9710	1.1132	1900	100		184,836
90 Actual Front Feet, 0.44 Total Acres							Total Est. Land Value =	184,836

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1200	0	0
Wood Frame	26.96	144	50	1,941
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements				4,316
True Cash Value =				4,316

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1967

(11) Heating System: Forced Heat & Cool
 Ground Area = 1536 SF Floor Area = 1536 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	864		
1 Story	Siding	Slab	672		
		Total:		205,952	133,868

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Deck

Treated Wood	216	4,201	2,731

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	720	27,972	18,182
Door Opener	2	1,054	685

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	258,988	168,342

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 286,181

2026 Est. T.C.V. 009-350-002-00 = 475,333

Est. TCV/Total Floor Area = 309.46

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
183,300	183,300	183,300	108,330	2.70

Parcel Number: 009-350-002-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	54,400	0	0	2,924	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	237,700	237,700	237,700	111,254	111,254	111,254

```
009-350-003-00
Property Class: 401
Map #:
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2026 Est. T.C.V.

LAKE TOWNSHIP

NEMECEK MARTHA JANE TRUST
9471 W OAK DR
LAKE CITY, MI 49651

. LOT 3 INDIAN HILL PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@ \$1900/FF	101.00	237.00	0.9434	1.1407	1900	100		206,501
101 Actual Front Feet, 0.55 Total Acres					Total Est.		Land Value =	206,501

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	1200	0	0
D/W/P: 4in Ren. Conc.	8.17	300	0	0
Wood Frame	26.96	144	50	1,941

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				4,316

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 2002

(11) Heating System: Forced Heat & Cool
Ground Area = 1816 SF Floor Area = 1816 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,816		
			Total:	301,356	247,104

Other Additions/Adjustments

Recreation Room	1200	22,764	18,666
Basement, Outside Entrance, Below Grade	1	2,727	2,236

Plumbing

Average Fixture(s)	1	1,422	1,166
3 Fixture Bath	2	8,956	7,344

Porches

CCP (1 Story)	36	1,218	999
WPP	267	5,321	4,363

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	750	34,808	28,543
Common Wall: 1 Wall	1	-2,589	-2,123
Door Opener	2	1,054	864

Water/Sewer

Public Sewer	1	1,465	1,201
Water Well, 100 Feet	1	5,734	4,702

Built-Ins

Appliance Allow.	1	2,713	2,225

Fireplaces

Exterior 2 Story	1	7,869	6,453

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	394,818	323,743

Notes:

Parcel Number: 009-350-003-00

Page: 2

ECF (4085 CROOKED LAKE) 1.700 => TCV: 550,363

2026 Est. T.C.V. 009-350-003-00	=	761,180
Est. TCV/Total Floor Area = 419.15		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
294,600 294,600 294,600	213,470	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 86,000 0	0	5,763 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
380,600 380,600 380,600	219,233	219,233 219,233

009-350-004-00	2026 Est. T.C.V.	SZUBA PRISCILLA
Property Class: 401		9483 W OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. E'LY PORTION OF LOT 4 BEING 150 FT WIDE ON FRONT OR LAKE SIDE & 75 FT WIDE ON BACK INDIAN HILL PLAT. LIBER 210 P 776 E'LY 40' EASEMENT TO LAKE.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

		* Factors *		LAKE ADJACENT 150X254		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
C75'@\$300/FF	40.00	952.88	1.1702	2.2012	300 100	30,910
40 Actual Front Feet, 0.88 Total Acres						Total Est. Land Value = 30,910

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	176	0	0
D/W/P: Asphalt Paving	2.89	500	0	0
Wood Frame	28.69	80	50	1,147

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,097

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1962

(11) Heating System: Forced Hot Water
 Ground Area = 1394 SF Floor Area = 1394 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,394		
			Total:	168,538	101,123

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711
2 Fixture Bath	1	2,502	1,501

Porches

CGEP (1 Story)	112	7,801	4,681
CGEP (1 Story)	80	6,125	3,675

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 652 20,851 12,511

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 213,543 128,126

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 217,814

2026 Est. T.C.V. 009-350-004-00 = 250,821

Est. TCV/Total Floor Area = 179.93, Most recent sale 03/26/1979 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
112,800	112,800	112,800	63,069	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	12,600	0	0	1,702	0

Parcel Number: 009-350-004-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
125,400	125,400	125,400	64,771	64,771	64,771

009-350-004-30
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MICHIGAN REEF DEVELOPMENT CORPORATI
9493 W OAK DR
LAKE CITY, MI 49651

. W'LY PORTION OF LOT 4 BEING 150 FT WIDE ON FRONT OR LAKE SIDE & 75 FT WIDE ON BACK INDIAN HILL PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

150X288: BACK LOT

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C75'@\$300/FF	150.00	288.00	0.8409	1.4481	300	100		54,795
150 Actual Front Feet, 0.99 Total Acres					Total Est.		Land Value =	54,795

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1971

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1040 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,040		
			Total:	126,903	69,796

Other Additions/Adjustments

Porches

WPP	80	2,550	1,402

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Door Opener	1	468	257
Base Cost	1200	37,692	20,731

Water/Sewer

Public Sewer	1	1,300	715
Water Well, 50 Feet	1	3,344	1,839

Fireplaces

Wood Stove	1	2,107	1,159

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 174,364 95,899

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 117,956

2026 Est. T.C.V. 009-350-004-30 = 172,751

Est. TCV/Total Floor Area = 166.11, Most recent sale 07/21/2015 for 70,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
77,900	77,900	77,900	45,344	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,500	0	0	1,224	0

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	86,400	86,400	86,400	46,568	46,568	0

009-350-004-60	2026 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		W OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. BEG ON S LINE OF LOT 4 150 FT W OF SE COR OF LOT TH TO A PT ON N LINE OF LOT 75 FT W OF NE COR OF LOT TH NW'LY ALONG LOT LINE 33 FT TH TO A PT ON S LINE OF LOT 78 FT W OF POB TH E TO POB PART OF LOT 4 INDIAN HILL PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 220@\$1900/FF	78.00	250.00	1.0063	0.5533	1900	100		82,523
78 Actual Front Feet, 0.45 Total Acres							Total Est. Land Value =	82,523

2026 Est. T.C.V. 009-350-004-60

= 82,523

Est. TCV/Total Floor Area = 79.35

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
30,400	30,400	30,400	18,170	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	10,900	0	0	490	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,300	41,300	41,300	18,660	18,660	0	

009-354-001-00	2026 Est. T.C.V.	O'BRIEN DANIEL G &
Property Class: 401		1175 S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 1. INDIAN LAKES WEST.

99 SPLIT FROM 010-018-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	125.00	476.00	0.9249	1.3546	1300	100		203,581
125 Actual Front Feet, 1.37 Total Acres							Total Est. Land Value =	203,581

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	360	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements				4,750

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2002

(11) Heating System: Forced Heat & Cool

Ground Area = 2040 SF Floor Area = 2328 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,040		
1 Story	Siding	Overhang	288		
		Total:		343,203	260,840

Other Additions/Adjustments

Recreation Room	2040	38,699	29,411

Exterior

Stone Veneer	464	16,973	12,899

Basement, Outside Entrance, Below Grade	1	2,727	2,073

Plumbing

Average Fixture(s)	1	1,422	1,081
3 Fixture Bath	1	4,478	3,403
2 Fixture Bath	1	2,996	2,277

Porches

WSEP (1 Story)	132	7,863	5,976
WCP (1 Story)	165	7,437	5,652

Deck

Treated Wood	380	6,080	4,621

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	912	40,320	30,643
Common Wall: 1.5 Wall	1	-3,883	-2,951
Door Opener	3	1,581	1,202

Water/Sewer

Public Sewer	1	1,465	1,113
Water Well, 100 Feet	1	5,734	4,358

Built-Ins

Appliance Allow.	1	2,713	2,062

Fireplaces

Parcel Number: 009-354-001-00

Page: 2

Prefab 2 Story	1	3,109	2,363	
Local Cost Items				
SANITARY SEWER	1	0	0	*92% Good
Totals:		482,917	367,023	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 623,939

2026 Est. T.C.V. 009-354-001-00	=	832,270
Est. TCV/Total Floor Area = 357.50, Most recent sale 05/02/2025 for 1,000,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
413,200 413,200 413,200 249,910 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 2,900 0 0 166,190 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
416,100 416,100 416,100 256,657 416,100 0		

009-354-002-00	2026 Est. T.C.V.	O'BRIEN DANIEL G &
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 2. INDIAN LAKES WEST.

99 SPLIT FROM 010-018-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	127.00	377.00	0.9197	1.2484	1300	100		189,572
127 Actual Front Feet,	1.10	Total Acres			Total Est.		Land Value =	189,572

2026 Est. T.C.V. 009-354-002-00 = 189,572

Est. TCV/Total Floor Area = 81.43, Most recent sale 05/02/2025 for 1,000,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
109,400	109,400	109,400	71,838	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-14,600	0	22,962	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
94,800	94,800	94,800	73,777	94,800	0	

009-354-003-00	2026 Est. T.C.V.	ROMIG GERALD III
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 3. INDIAN LAKES WEST.

99 SPLIT FROM 010-018-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	101.00	286.00	0.9965	1.1334	1300	100		148,293
101 Actual Front Feet,	0.66	Total Acres			Total Est.	Land Value =		148,293

2026 Est. T.C.V. 009-354-003-00 = 148,293

Est. TCV/Total Floor Area = 63.70, Most recent sale 03/30/2018 for 250,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
85,600	85,600	85,600	59,902	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-11,500	0	1,617	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
74,100	74,100	74,100	61,519	61,519	0	

009-354-004-00	2026 Est. T.C.V.	ROMIG GERALD III
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 4. INDIAN LAKES WEST.

99 SPLIT FROM 010-018-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	102.00	230.00	0.9931	1.0501	1300	100		138,286
102 Actual Front Feet,	0.54	Total Acres			Total Est. Land Value =			138,286

2026 Est. T.C.V. 009-354-004-00 = 138,286

Est. TCV/Total Floor Area = 59.40, Most recent sale 03/30/2018 for 250,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
79,800	79,800	79,800	60,356	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-10,700	0	1,629	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
69,100	69,100	69,100	61,985	61,985	0	

009-354-005-00	2026 Est. T.C.V.	HOITENGA ALAN R & CARRIE D
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 5. INDIAN LAKES WEST.

99 SPLIT FROM 010-018-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	102.00	208.00	0.9931	1.0138	1300	100		133,504
102 Actual Front Feet,	0.49	Total Acres			Total Est. Land Value =			133,504

2026 Est. T.C.V. 009-354-005-00 = 133,504

Est. TCV/Total Floor Area = 57.35, Most recent sale 09/09/2025 for 130,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
77,000	77,000	77,000	77,000	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-10,200	0	-10,200	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
66,800	66,800	66,800	79,079	66,800	0	

009-354-006-01	2026 Est. T.C.V.	HOITENGA ALAN R & CARRIE D
Property Class: 401		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 6 & S'LY 1/2 OF UNIT 7 INDIAN LAKES WEST.
 COMBINED ON 10/19/2024 FROM 009-354-006-00, 009-354-007-50;

Split/Comb. on 10/19/2024 completed 10/19/2024 TIM ;
 Parent Parcel(s): 009-354-006-00, 009-354-007-50;
 Child Parcel(s): 009-354-006-01;

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	150.08	207.55	0.8675	1.0131	1300	100		171,469
150 Actual Front Feet,	0.71	Total Acres			Total Est.		Land Value =	171,469

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 2025

(11) Heating System: Forced Heat & Cool
 Ground Area = 2868 SF Floor Area = 4004 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	892		
1 Story	Siding	Basement	840		
2 Story	Siding	Basement	1,136		
			Total:	555,967	550,359

Other Additions/Adjustments

Recreation Room	2000	37,940	37,561
Basement, Outside Entrance, Below Grade	1	2,727	2,700

Plumbing

Average Fixture(s)	1	1,422	1,408
3 Fixture Bath	2	8,956	8,866
2 Fixture Bath	1	2,996	2,966

Water/Sewer

2000 Gal Septic	1	9,318	9,225
Water Well, 200 Feet	1	10,565	10,459

Porches

CCP (1 Story)	116	3,390	3,356
WGEP (1 Story)	561	38,905	38,516
WPP	363	6,476	6,411
WPP	129	3,682	3,645

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Common Wall: 1 Wall	1	-2,589	-2,563
Base Cost	1722	59,977	59,377

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	1722	54,312	53,769

Built-Ins

Appliance Allow.	1	2,713	2,686

Totals:	796,757	788,741

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 1,340,860
 60% Completed => Est. True Cash Value 2026 = 804,516

2026 Est. T.C.V. 009-354-006-01 = 975,985

Parcel Number: 009-354-006-01

Page: 2

Est. TCV/Total Floor Area = 243.75

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
98,900	98,900	98,900	91,377	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
402,300	-13,200	0	402,300	-5,677	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
488,000	488,000	488,000	496,144	488,000	0	

009-354-007-00
Property Class: 402
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

INDIAN LAKES DEVELOPMENT LLC
S ARROWHEAD TRL
LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W N'LY 1/2 UNIT 7. INDIAN LAKES WEST. MORE FULLY DESCRIBED AS UNIT"7A"

THE NORTHERLY HALF OF UNIT 7, "INDIAN LAKES WEST" SITE CONDOMINIUM, PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 10, T22N-R8W DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 10, THENCE S88°39'18"E 219.32 FEET ALONG THE NORTH LINE OF SAID SECTION 10 TO A POINT ON A TRAVERSE LINE ALONG THE SHORE OF LAKE MISSAUKEE; THENCE S12°47'55"E 271.90 FEET ALONG SAID TRAVERSE LINE; THENCE CONTINUING ALONG SAID TRAVERSE LINE S33°39'10"E 70.39 FEET TO THE NORTHEASTERLY CORNER OF UNIT 7 AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID TRAVERSE LINE S33°39'10"E 50.08 FEET; THENCE S64°03'28"W 207.55 FEET TO A POINT ON THE WESTERLY LINE OF UNIT 7 AND A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ARROWHEAD TRAIL WEST; THENCE NORTHWESTERLY 60.00 FEET ALONG THE ARC OF A 1200.00 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARING N24°25' 42"W 60.00 FEET) TO THE NORTHWESTERLY CORNER OF UNIT 7; THENCE N67°01'51"E 199.52 FEET ALONG THE NORTHERLY LINE OF SAID UNIT 7 TO THE POINT OF BEGINNING. CONTAINING 0.26 ACRES MORE OR LESS. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD. UNIT LINES EXTEND TO THE WATERS EDGE. FORMERLY SECTIONS 3 & 10 T22N R8W UNIT 7. INDIAN LAKES WEST.

Split/Comb. on 03/31/2020 completed 03/31/2020 TIM ;

Parent Parcel(s): 009-354-007-00;

Child Parcel(s): 009-354-007-50;

2/29/20 SPLIT PART TO 354-007-50

99 SPLIT FROM 010-018-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	50.00	206.00	1.0000	1.0104	1300	100		65,676
50 Actual Front Feet, 0.24 Total Acres					Total Est.		Land Value =	65,676

2026 Est. T.C.V. 009-354-007-00 = 65,676

Est. TCV/Total Floor Area = 16.40

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
37,900	37,900	37,900	6,877	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-5,100	0	0	185	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
32,800	32,800	32,800	7,062	7,062	0	

009-354-008-00	2026 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 401		1067 S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 8. INDIAN LAKES WEST.

99 SPLIT FROM 010-018-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

		* Factors *		LAKE MISSAUKEE		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
C 100' @1300/FF	103.00	193.00	0.9897	0.9876	1300 100	130,880
103 Actual Front Feet, 0.46 Total Acres						Total Est. Land Value = 130,880

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =			950

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls BC Blt 2001

(11) Heating System: Forced Heat & Cool
 Ground Area = 1953 SF Floor Area = 2930 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,953		
			Total:	460,875	345,656

Other Additions/Adjustments

Recreation Room	1953	52,360	26,180
Exterior			
Stone Veneer	1152	51,782	38,836
Basement, Outside Entrance, Below Grade	2	7,626	5,719
Plumbing			
Average Fixture(s)	1	2,094	1,570
3 Fixture Bath	1	6,585	4,939
2 Fixture Bath	1	4,412	3,309
Porches			
CCP (2 Story)	48	2,371	1,778
Deck			
Treated Wood	504	7,752	5,814
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	864	48,920	36,690
Door Opener	3	1,976	1,482
Water/Sewer			
Public Sewer	1	1,877	1,408
Water Well, 100 Feet	1	6,387	4,790
Built-Ins			
Appliance Allow.	1	3,899	2,924
Fireplaces			
Interior 2 Story	1	8,330	6,247
Breezeways			
Frame Wall	73	6,644	4,983

Parcel Number: 009-354-008-00

Page: 2

Local Cost Items

SANITARY SEWER	1	0	0	*91% Good

Solar Room	72	19,980	14,985	

Totals:		693,870	507,310	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:	862,427

2026 Est. T.C.V. 009-354-008-00

= 994,257

Est. TCV/Total Floor Area = 339.34

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
463,500	463,500	463,500	291,916	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	33,600	0	7,881	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
497,100	497,100	497,100	299,797	299,797	0

009-354-009-01	2026 Est. T.C.V.	HELSEL EARL J JR & TAMARA M TRUST
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

N'LY 1/2 OF UNIT 9 DESCRIBED AS UNIT 9A ON SURVEY S-6 P 246
 SPLIT ON 08/05/2025 FROM 009-354-009-00;

Split/Comb. on 08/05/2025 completed 08/05/2025 TIM ;
 Parent Parcel(s): 009-354-009-00;
 Child Parcel(s): 009-035-009-01, 009-035-009-05;

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	50.57	206.73	1.0000	1.0117	1300	100		66,507
51 Actual Front Feet,	0.24	Total Acres			Total Est.		Land Value =	66,507

2026 Est. T.C.V. 009-354-009-01 = 66,507

Est. TCV/Total Floor Area = 22.70, Most recent sale 07/30/2025 for 225,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	6,920	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
33,300	0	0	33,300	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,300	33,300	33,300	7,106	33,300	0	

009-354-009-05	2026 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

S'LY 1/2 OF UNIT 9 DESCRIBED AS UNIT 9B ON SURVEY S-6 P 246
 SPLIT/COMBINED ON 08/05/2025 FROM 009-354-009-00;

Split/Comb. on 08/05/2025 completed 08/05/2025 TIM ;
 Parent Parcel(s): 009-354-009-00;
 Child Parcel(s): 009-035-009-01, 009-035-009-05;

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	50.57	206.73	1.0000	1.0117	1300	100		66,507
51 Actual Front Feet,	0.24	Total Acres			Total Est.		Land Value =	66,507

2026 Est. T.C.V. 009-354-009-05 = 66,507

Est. TCV/Total Floor Area = 22.70

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	6,920	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
33,300	0	0	7,106	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,300	33,300	33,300	7,106	7,106	0	

009-354-010-00	2026 Est. T.C.V.	HELSEL EARL J JR & TAMARA M TRUST
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 10. INDIAN LAKES WEST.

99 SPLIT FROM 010-018-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	102.00	186.00	0.9931	0.9749	1300	100		128,382
102 Actual Front Feet,	0.44	Total Acres			Total Est.	Land Value =		128,382

2026 Est. T.C.V. 009-354-010-00 = 128,382

Est. TCV/Total Floor Area = 43.82, Most recent sale 07/30/2025 for 225,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
74,100	74,100	74,100	13,992	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-9,900	0	0	50,208	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
64,200	64,200	64,200	14,369	64,200	0	

009-354-011-00	2026 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 11. INDIAN LAKES WEST.

99 SPLIT FROM 003-001-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	104.00	166.00	0.9864	0.9369	1300	100		124,937
104 Actual Front Feet,	0.40	Total Acres			Total Est.	Land Value =		124,937

2026 Est. T.C.V. 009-354-011-00 = 124,937

Est. TCV/Total Floor Area = 42.64

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
72,100	72,100	72,100	12,598	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-9,600	0	340	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
62,500	62,500	62,500	12,938	12,938	0	

009-354-012-00	2026 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 12. INDIAN LAKES WEST.

99 SPLIT FROM 003-001-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	102.00	149.00	0.9931	0.9021	1300	100		118,792
102 Actual Front Feet,	0.35	Total Acres			Total Est.	Land Value =		118,792

2026 Est. T.C.V. 009-354-012-00 = 118,792

Est. TCV/Total Floor Area = 40.54

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
68,500	68,500	68,500	12,360	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-9,100	0	0	333	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
59,400	59,400	59,400	12,693	12,693	0	

009-354-013-00	2026 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 13. INDIAN LAKES WEST.

99 SPLIT FROM 003-001-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	103.00	136.00	0.9897	0.8737	1300	100		115,789
103 Actual Front Feet,	0.32	Total Acres			Total Est.	Land Value =		115,789

2026 Est. T.C.V. 009-354-013-00 = 115,789

Est. TCV/Total Floor Area = 39.52

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
66,800	66,800	66,800	12,518	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-8,900	0	0	337	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
57,900	57,900	57,900	12,855	12,855	0	

2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM	
	60,400		60,400	60,400	12,598	2.70	
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		-8,100	0	0	340	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	52,300		52,300	52,300	12,938	12,938	0

009-354-015-00	2026 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 15. INDIAN LAKES WEST.

99 SPLIT FROM 003-001-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K					40000	100		40,000
135 Actual Front Feet, 0.65 Total Acres							Total Est. Land Value =	40,000

2026 Est. T.C.V. 009-354-015-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
20,000	20,000	20,000	219	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	5	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	224	224	0	

009-354-016-00	2026 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 16. INDIAN LAKES WEST.

99 SPLIT FROM 003-001-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K					40000	100		40,000
118 Actual Front Feet, 0.52 Total Acres							Total Est. Land Value =	40,000

2026 Est. T.C.V. 009-354-016-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
20,000	20,000	20,000	219	2.70			
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	5	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
20,000	20,000	20,000	224	224	0		

009-354-017-00	2026 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 17. INDIAN LAKES WEST.

99 SPLIT FROM 003-001-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K					40000	100		40,000
100 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	40,000

2026 Est. T.C.V. 009-354-017-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
20,000	20,000	20,000	219	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	5	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	224	224	0	

009-354-018-00	2026 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 18. INDIAN LAKES WEST.

99 SPLIT FROM 003-001-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K					40000	100		40,000
111 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	40,000

2026 Est. T.C.V. 009-354-018-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
20,000	20,000	20,000	219	2.70			
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	5	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
20,000	20,000	20,000	224	224	0		

009-354-019-00	2026 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 19. INDIAN LAKES WEST.

99 SPLIT FROM 003-001-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K					40000	100		40,000
111 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	40,000

2026 Est. T.C.V. 009-354-019-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
20,000	20,000	20,000	219	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	5	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	224	224	0	

009-354-020-00	2026 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 20. INDIAN LAKES WEST.

99 SPLIT FROM 010-022-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K					40000	100		40,000
111 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	40,000

2026 Est. T.C.V. 009-354-020-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
20,000	20,000	20,000	187	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	5	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	192	192	0	

009-354-021-00	2026 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 21. INDIAN LAKES WEST.

99 SPLIT FROM 010-022-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K					40000	100		40,000
111 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	40,000

2026 Est. T.C.V. 009-354-021-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
20,000	20,000	20,000	187	2.70			
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	5	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
20,000	20,000	20,000	192	192	0		

009-354-022-00	2026 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 22. INDIAN LAKES WEST.

99 SPLIT FROM 010-022-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K					40000	100		40,000
111 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	40,000

2026 Est. T.C.V. 009-354-022-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
20,000	20,000	20,000	187	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	5	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	192	192	0	

009-354-023-00	2026 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 23. INDIAN LAKES WEST.

99 SPLIT FROM 010-022-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K					40000	100		40,000
111 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	40,000

2026 Est. T.C.V. 009-354-023-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
20,000	20,000	20,000	187	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	5	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	192	192	0	

009-354-024-00	2026 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 24. INDIAN LAKES WEST.

99 SPLIT FROM 010-018-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K					40000	100		40,000
111 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	40,000

2026 Est. T.C.V. 009-354-024-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
20,000	20,000	20,000	2,186	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	59	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	2,245	2,245	0	

009-354-025-00	2026 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 25. INDIAN LAKES WEST.

99 SPLIT FROM 010-018-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K					40000	100		40,000
111 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	40,000

2026 Est. T.C.V. 009-354-025-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
20,000	20,000	20,000	2,186	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	59	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	2,245	2,245	0	

009-354-026-00	2026 Est. T.C.V.	HOITENGA ALAN R & CARRIE D
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 26. INDIAN LAKES WEST.

99 SPLIT FROM 010-018-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K					40000	100		40,000
109 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =	40,000

2026 Est. T.C.V. 009-354-026-00 = 40,000

Est. TCV/Total Floor Area = 13.65, Most recent sale 08/29/2025 for 43,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
20,000	20,000	20,000	2,186	2.70			
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	17,814	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
20,000	20,000	20,000	2,245	20,000	0		

009-354-027-00	2026 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 27. INDIAN LAKES WEST.

99 SPLIT FROM 010-018-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K					40000	100		40,000
111 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	40,000

2026 Est. T.C.V. 009-354-027-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
20,000	20,000	20,000	2,186	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	59	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	2,245	2,245	0	

009-354-028-00	2026 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 28. INDIAN LAKES WEST.

99 SPLIT FROM 010-018-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K					40000	100		40,000
90 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	40,000

2026 Est. T.C.V. 009-354-028-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
20,000	20,000	20,000	2,186	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	59	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	2,245	2,245	0	

009-354-029-00	2026 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 29. INDIAN LAKES WEST.

99 SPLIT FROM 010-018-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K					40000	100		40,000
101 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	40,000

2026 Est. T.C.V. 009-354-029-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
20,000	20,000	20,000	2,186	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	59	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	2,245	2,245	0	

009-354-030-00	2026 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 30. INDIAN LAKES WEST.

99 SPLIT FROM 010-018-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K					40000	100		40,000
130 Actual Front Feet, 0.61 Total Acres					Total Est.		Land Value =	40,000

2026 Est. T.C.V. 009-354-030-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
20,000	20,000	20,000	2,186	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	59	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	2,245	2,245	0	

009-354-031-00	2026 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 31. INDIAN LAKES WEST.

99 SPLIT FROM 010-018-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K					40000	100		40,000
130 Actual Front Feet, 0.60 Total Acres							Total Est. Land Value =	40,000

2026 Est. T.C.V. 009-354-031-00	=	40,000

Est. TCV/Total Floor Area = 13.65

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
20,000	20,000	20,000	2,186	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	59	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	2,245	2,245	0	

. SEC 4 T22N R8W LOTS 1, 2, 3, 4 & 5 BLK A MITCHELL BROS PLAT VILLAGE OF JENNINGS.
12/31/2019 COMBINE WITH 361-001-00
FORMERLY . SEC 4 T22N R8W LOTS 2, 3, 4 & 5 BLK A MITCHELL BROS PLAT VILLAGE OF JENNINGS.

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	158.00	330.00	0.8039	1.2022	50	100		7,635
158 Actual Front Feet, 1.20 Total Acres					Total Est.		Land Value =	7,635

Est. TCV/Total Floor Area = 2.61, Most recent sale 10/10/2019 for 5,000

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	3,100	3,100	3,100	2,728	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	700	0	0	73	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	3,800	3,800	3,800	2,801	2,801	2,801	

009-361-006-00	2026 Est. T.C.V.	BAIRD BONNIE
Property Class: 402		S BLAIR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 6 BLK A MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	66.00	158.00	1.0000	1.0000	50	100		3,300
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,300

2026 Est. T.C.V. 009-361-006-00 = 3,300

Est. TCV/Total Floor Area = 1.13, Most recent sale 08/26/2016 for 1

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
1,300	1,300	1,300	568	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	400	0	15	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,700	1,700	1,700	583	583	0	

009-361-007-00	2026 Est. T.C.V.	VALENTE JOHN
Property Class: 401		512 S BLAIR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2015-02241 LOT 7 AND THE EAST 1/2 OF LOTS 9 AND 10, BLOCK A, AND PART OF LOT 8, BLOCK A: COMMENCING AT THE SOUTHEAST CORNER OF LOT 7; THENCE SOUTH 56 FEET; THENCE WEST 150 FEET; THENCE NORTH 56 FEET; THENCE EAST 150 FEET TO THE POINT OF BEGINNING. AND THE SOUTH 10 FEET OF LOT 8 EXCEPT THE WEST 1/2 THEREOF, BLOCK A, MITCHELL BROTHERS PLAT OF THE VILLAGE OF JENNINGS, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN. & 2015-02242 THE WEST 8 FEET OF LOT 8 EXCEPT THE SOUTH 10 FEET THEREOF, BLOCK A, MITCHELL BROTHERS PLAT OF THE VILLAGE OF JENNINGS, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN.

FORMERLY ABBREVIATED AS

. SEC 4 T22N R8W LOT 7, LOT 8 EXC W 1/2 OF S 10 FT & E 1/2 OF LOTS 9 & 10 BLK A MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	264.00	118.00	0.7071	0.9296	50	100		8,677
264 Actual Front Feet, 0.71 Total Acres Total Est. Land Value =								8,677

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.60	64	0	0
D/W/P: 4in Concrete	6.05	63	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D 10 Blt 1954

(11) Heating System: Forced Air w/o Ducts

Ground Area = 692 SF Floor Area = 692 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	572		
1 Story	Siding	Piers	120		
Total:				74,847	44,899

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Water/Sewer

1000 Gal Septic	1	4,109	2,465
Water Well, 100 Feet	1	5,150	3,090

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	624	25,272	15,163
Door Opener	1	527	316

Built-Ins

Appliance Allow.	1	1,607	964

Fireplaces

Exterior 1 Story	1	4,873	2,924

Totals:	117,373	70,414

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 86,609

Parcel Number: 009-361-007-00

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2026 Est. T.C.V. 009-361-007-00 = 96,236
 Est. TCV/Total Floor Area = 139.07, Most recent sale 06/26/2015 for 28,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
44,800	44,800	44,800	16,643	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,300	0	0	449	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
48,100	48,100	48,100	17,092	17,092	17,092

009-361-008-00	2026 Est. T.C.V.	NOREN DAVIDLEE A & ANGELA M
Property Class: 401		9938 WALNUT ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 4 T22N R8W W 1/2 OF S 10 FT OF LOT 8 & W 1/2 OF LOTS 9 & 10 BLK A MITCHELL
BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
79 Actual Front Feet, 0.26 Total Acres							Total Est. Land Value =	3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	52	61	183
Wood Frame	25.57	80	50	1,023
Total Estimated Land Improvements True Cash Value =				1,206

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1928

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Crawl Space	930		
1 Story	Siding	Crawl Space	120		
			Total:	122,583	67,420

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Water/Sewer

1000 Gal Septic	1	4,109	2,260
Water Well, 100 Feet	1	5,150	2,832

Porches

WGEP (1 Story)	56	5,869	3,228
CCP (1 Story)	78	2,000	1,100

Garages

Class: D Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost	384	13,797	7,588

Built-Ins

Appliance Allow.	1	1,607	884

Fireplaces

Exterior 1 Story	1	4,873	2,680

Totals:	160,976	88,535

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 88,535

2026 Est. T.C.V. 009-361-008-00 = 92,741

Est. TCV/Total Floor Area = 88.32, Most recent sale 12/28/2006 for 63,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
40,400	40,400	40,400	14,204	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,000	0	383	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
46,400	46,400	46,400	14,587	14,587	14,587

009-362-001-00	2026 Est. T.C.V.	ESSINGTON POLLY A
Property Class: 401		9970 W ELM ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 1 BLK B MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	66.00	158.00	1.0000	1.0000	50	100		3,300
66 Actual Front Feet, 0.24 Total Acres								3,300
Total Est. Land Value =								3,300

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.38	216	50	2,093

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements True Cash Value =				3,093

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1930

(11) Heating System: Forced Air w/o Ducts

Ground Area = 983 SF Floor Area = 1229 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	983		
Total:				126,782	69,728

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Water/Sewer

1000 Gal Septic	1	4,109	2,260
Water Well, 100 Feet	1	5,150	2,832

Porches

WGEP (1 Story)	190	12,933	7,113
CGEP (1 Story)	85	5,718	3,145
CPP	40	955	525

Deck

Treated Wood	56	1,735	954
Treated Wood	105	2,436	1,340

Built-Ins

Appliance Allow.	1	1,607	884

Breezeways

Frame Wall	219	9,058	4,982

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	1120	31,640	17,402

Totals: 203,111 111,708

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 111,708

2026 Est. T.C.V. 009-362-001-00 = 118,101

Est. TCV/Total Floor Area = 96.10

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
51,300	51,300	51,300	18,008	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-362-001-00

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	0	7,800	0	0	486	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
59,100	59,100	59,100	18,494	18,494	18,494	

009-362-002-00	2026 Est. T.C.V.	ESSINGTON POLLY A
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 2 BLK B MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	66.00	158.00	1.0000	1.0000	50	100		3,300
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	6,300

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab/Conc.	21.69	100	50	1,084
Total Estimated Land Improvements				1,084

2026 Est. T.C.V. 009-362-002-00 = 7,384

Est. TCV/Total Floor Area = 6.01

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
3,400	3,400	3,400	1,360	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	300	0	0	36	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,700	3,700	3,700	1,396	1,396	1,396	

009-362-003-00	2026 Est. T.C.V.	PARKER PATRICK D & CAROL
Property Class: 401		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 3 BLK B MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	66.00	158.00	1.0000	1.0000	50	100		3,300
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	6,300

2026 Est. T.C.V. 009-362-003-00 = 6,300

Est. TCV/Total Floor Area = 5.13

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
2,800	2,800	2,800	2,800	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	400	0	75	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,200	3,200	3,200	2,875	2,875	0	

. SEC 4 T22N R8W LOT 4 BLK B EXC S 65 FT THOF MITCHELL BROS PLAT VILLAGE OF JENNINGS.

N PRT LOT 4

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	1,500	1,500	1,500	583	583	0

009-362-004-50	2026 Est. T.C.V.	ANDERSON LEANE LYNN
Property Class: 401		423 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W S 65 FT OF LOTS 4 & 5 BLK B MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	65.00	132.00	1.0038	0.9560	50	100		3,119
65 Actual Front Feet, 0.20 Total Acres								3,119

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.70	369	0	0
Wood Frame	31.07	40	50	621
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,571

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1944

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 777 SF Floor Area = 777 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	777		
Total:				89,320	53,593

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Water/Sewer

1000 Gal Septic	1	4,109	2,465
Water Well, 50 Feet	1	3,344	2,006

Porches

CGEP (1 Story)	35	3,281	1,969

Deck

Treated Wood	144	3,079	2,679	*87% Good

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	480	14,453	8,672

Built-Ins

Appliance Allow.	1	1,607	964

Totals:	120,181	72,941

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 72,941

2026 Est. T.C.V. 009-362-004-50	=	77,631

Est. TCV/Total Floor Area = 99.91

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
33,500	33,500	33,500	10,397	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,300	0	0	280	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,800	38,800	38,800	10,677	10,677	0	

. SEC 4 T22N R8W LOT 5 BLK B EXC S 65 FT THOF. MITCHELL BROS PLAT VILLAGE OF JENNINGS.

NORTH PRT LOT 5

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	1,500	1,500	1,500	583	583	0

009-362-006-00	2026 Est. T.C.V.	CHAPKO THOMAS & NANCY J
Property Class: 401		W POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 6 BLK B MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	66.00	180.00	1.0000	1.0331	50	100		3,409
66 Actual Front Feet, 0.27 Total Acres								3,409
Total Est. Land Value =								3,409

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	16.28	60	50	488
Wood Frame	20.84	160	50	1,667
Total Estimated Land Improvements True Cash Value =				2,155

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 0

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Water/Sewer					
	1000 Gal Septic		1	4,386	2,412
	Water Well, 50 Feet		1	3,344	1,839
Totals:				7,730	4,251

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 4,251

2026 Est. T.C.V. 009-362-006-00 = 9,815

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
4,200	4,200	4,200	1,517	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	700	0	0	40	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,900	4,900	4,900	1,557	1,557	0	

009-362-007-00	2026 Est. T.C.V.	STEENWYK RONALD D
Property Class: 401		9937 W POPLAR ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 4 T22N R8W LOT 7 BLK B MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	66.00	180.00	1.0000	1.0331	50	100		3,409
66 Actual Front Feet, 0.27 Total Acres								3,409
Total Est. Land Value =								3,409

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	2255	50	9,211
D/W/P: 4in Concrete	6.96	567	50	1,973
Wood Frame	27.96	120	50	1,677
Wood Frame	35.03	64	50	1,121
Total Estimated Land Improvements True Cash Value =				13,982

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2003

(11) Heating System: Forced Air w/ Ducts

Ground Area = 864 SF Floor Area = 864 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	864		
Total:				148,165	118,523

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 100 Feet	1	5,734	4,587

Porches

WCP (1 Story)	35	2,641	2,113
WCP (1 Story)	35	2,641	2,113
WPP	71	2,695	2,156
WPP	64	2,551	2,041

Deck

Treated Wood	35	1,430	1,144

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	780	35,755	28,604
Door Opener	1	527	422

Built-Ins

Appliance Allow.	1	2,713	2,170

Local Cost Items

GENERATOR	1	1	1	*100% Good

Totals: 210,964 168,763

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 168,763

2026 Est. T.C.V. 009-362-007-00 = 186,154

Est. TCV/Total Floor Area = 215.46

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
81,100	81,100	81,100	52,763	2.70

Parcel Number: 009-362-007-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	12,000	0	0	1,424	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	93,100	93,100	93,100	54,187	54,187	54,187

009-362-008-00	2026 Est. T.C.V.	REESE GEORGE
Property Class: 401		412 S BLAIR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 8 BLK B MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	66.00	180.00	1.3194	0.7401	110	100		7,089
66 Actual Front Feet, 0.27 Total Acres							Total Est. Land Value =	7,089

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	256	61	962
Wood Frame	28.69	80	50	1,147
Total Estimated Land Improvements				True Cash Value = 2,109

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1958

(11) Heating System: Space Heater

Ground Area = 576 SF Floor Area = 576 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	576		
			Total:	71,529	42,919

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Water/Sewer

1000 Gal Septic	1	4,386	2,632
Water Well, 50 Feet	1	3,344	2,006

Deck

Treated Wood	192	3,792	2,275
w/Roof (Roof portion)	192	2,903	1,742

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Wood Stove	1	2,107	1,264

Totals: 91,143 54,687

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 54,687

2026 Est. T.C.V. 009-362-008-00 = 63,885

Est. TCV/Total Floor Area = 110.91, Most recent sale 03/12/2020 for 59,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
26,700	26,700	26,700	24,210	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,200	0	0	653	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
31,900	31,900	31,900	24,863	24,863	24,863

009-362-009-00	2026 Est. T.C.V.	THOMAS JAMES G ETAL
Property Class: 401		436 S BLAIR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 4 T22N R8W LOTS 9 & 10 BLK B EXC S 14 FT OF LOT 10.MITCHELL BROS PLAT.
VILLAGE OF JENNINGS.

98 SPLIT 14 FT TO 011 FOR 99

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	66.00	150.00	1.1410	0.7825	200	100		11,786
C200'@200/	52.00	150.00	1.1410	0.7825	200	100	SURPLUS	9,286
118 Actual Front Feet, 0.41 Total Acres								Total Est. Land Value = 21,072

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	16.52	56	0	0
D/W/P: 4in Ren. Conc.	7.33	61	94	420
Total Estimated Land Improvements True Cash Value =				420

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1968

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 1008 SF Floor Area = 1008 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Mich Bsmnt.	720		
1 Story	Siding	Crawl Space	288		
Total:				136,849	95,260

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,293	1,490
Plumbing			
Average Fixture(s)	1	1,185	770
Water/Sewer			
1000 Gal Septic	1	4,386	2,851
Water Well, 50 Feet	1	3,344	2,174
Porches			
CPP	33	888	577
Deck			
Treated Wood	284	4,913	3,193
Garages			
Class: CD Exterior: Pole (Unfinished)			
Base Cost	480	12,600	8,190
Built-Ins			
Appliance Allow.	1	1,897	1,233
Fireplaces			
Exterior 1 Story	1	5,597	3,638
Totals:		173,952	113,067

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 113,067

2026 Est. T.C.V. 009-362-009-00 = 134,559

Est. TCV/Total Floor Area = 133.49

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-362-009-00

Page: 2

	60,000		60,000		60,000		29,813		2.70	
2026	New	Eq.	Adjustment		Loss		Additions		Tax Adjustment	Losses
	0		7,300		0		0		804	0
2026	Assessed		MBOR		S.E.V.		Capped		->Taxable<-	PRE/MBT
	67,300		67,300		67,300		30,617		30,617	30,617

009-362-011-00	2026 Est. T.C.V.	THOMAS JANET A TRUST
Property Class: 401		9946 W ELM ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 4 T22N R8W LOT 11 & S 14 FT OF LOT 10 BLK B MITCHELL BROS PLAT. VILLAGE OF JENNINGS.

COMBO 14' LOT 10 FOR 99

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	80.00	158.00	1.2574	0.7928	200	100		15,950
80 Actual Front Feet, 0.29 Total Acres					Total Est.		Land Value =	15,950

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 2002

(11) Heating System: Forced Hot Water
 Ground Area = 1352 SF Floor Area = 1352 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,352		
			Total:	186,853	149,481

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
2 Fixture Bath	1	2,996	2,397

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 100 Feet	1	5,734	4,587

Deck

Treated Wood	96	2,414	1,931

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 576 19,077 15,262

Built-Ins

Appliance Allow.	1	2,713	2,170

Totals: 225,898 180,717

Notes: 2002 SKYLINE MHD

ECF (4017 JENNINGS) 1.000 => TCV: 180,717

2026 Est. T.C.V. 009-362-011-00 = 196,667

Est. TCV/Total Floor Area = 145.46

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
77,400	77,400	77,400	32,729	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	20,900	0	0	883	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
98,300	98,300	98,300	33,612	33,612	33,612	

009-363-001-00	2026 Est. T.C.V.	MUNSON PAULA J
Property Class: 402		S BLAIR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 1 BLK C MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	66.00	165.00	1.3194	0.7242	110	100		6,937
66 Actual Front Feet, 0.25 Total Acres					Total Est.		Land Value =	6,937

2026 Est. T.C.V. 009-363-001-00 = 6,937

Est. TCV/Total Floor Area = 5.13

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
2,800	2,800	2,800	1,017	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	700	0	27	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,500	3,500	3,500	1,044	1,044	0	

009-363-002-00	2026 Est. T.C.V.	ROMIG GERALD V III
Property Class: 401		447 S BLAIR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 2 & 3 BLK C MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	132.00	165.00	1.1095	0.8014	200	100		23,473
132 Actual Front Feet, 0.50 Total Acres								23,473
Total Est. Land Value =								23,473

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	160	71	748
Total Estimated Land Improvements True Cash Value =				748

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1974

(11) Heating System: Electric Baseboard

Ground Area = 1088 SF Floor Area = 1088 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,088		
Total:				171,558	120,090

Other Additions/Adjustments

Basement, Outside Entrance, Above Grade	1	1,980	1,386

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 50 Feet	1	3,344	2,341

Deck

Treated Wood	360	5,868	4,108

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	768	29,207	20,445
Common Wall: 1 Wall	1	-2,589	-1,812

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Exterior 1 Story	1	6,387	4,471

Totals:	229,057	160,340

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 197,218

2026 Est. T.C.V. 009-363-002-00	=	221,439

Est. TCV/Total Floor Area = 203.53, Most recent sale 12/20/2007 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
96,200	96,200	96,200	47,043	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,500	0	1,270	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
110,700	110,700	110,700	48,313	48,313	48,313

009-363-004-00	2026 Est. T.C.V.	ROMIG GERALD V III
Property Class: 401		8901 W POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 4 & 5 BLK C MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	66.00	180.00	0.8409	1.0331	50	100		2,867
JENNINGS 50	66.00	180.00	0.8409	1.0331	50	100		2,867
132 Actual Front Feet, 0.55 Total Acres								5,734
Total Est. Land Value =								5,734

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2014

(11) Heating System: Wall/Floor Furnace
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost

Other Additions/Adjustments

Plumbing

3 Fixture Bath	1	-4,478	-4,030

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	2400	56,760	51,084

Totals:	52,282	47,054

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 57,876

2026 Est. T.C.V. 009-363-004-00	=	63,610

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/29/2010 for 5,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
28,300	28,300	28,300	14,160	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	3,500	0	0	382	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
31,800	31,800	31,800	14,542	14,542	0	

009-363-006-00	2026 Est. T.C.V.	HILL PAMELA J TRUST
Property Class: 401		9867 W POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 6 BLK C MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 220@\$1900/FF	180.00	152.00	0.8165	0.4886	1900	100		136,438
180 Actual Front Feet, 0.63 Total Acres							Total Est. Land Value =	136,438

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	31.15	64	50	997
Total Estimated Land Improvements True Cash Value =				997

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 2003

(11) Heating System: Forced Air w/ Ducts

Ground Area = 2280 SF Floor Area = 2280 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,280		
			Total:	250,199	200,159

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	948
3 Fixture Bath	1	3,721	2,977
2 Fixture Bath	1	2,502	2,002

Water/Sewer

1000 Gal Septic	1	4,386	3,509
Water Well, 100 Feet	1	5,415	4,332

Deck

Treated Wood	384	5,983	4,786
Treated Wood	16	702	562
w/Roof (Roof portion)	44	807	646

Built-Ins

Appliance Allow.	1	1,897	1,518

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	1152	24,411	19,529

Totals: 301,208 240,968

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.140 => TCV: 274,704

2026 Est. T.C.V. 009-363-006-00 = 412,139

Est. TCV/Total Floor Area = 180.76, Most recent sale 03/12/2010 for 84,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
177,300	177,300	177,300	80,207	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	28,800	0	0	2,165	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
206,100	206,100	206,100	82,372	82,372	82,372	

009-363-007-00	2026 Est. T.C.V.	ROMIG GERALD V III
Property Class: 402		447 S BLAIR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 7 BLK C MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C75'@\$300/FF	205.00	220.00	0.7777	1.3178	300	100		63,030
205 Actual Front Feet, 1.03 Total Acres							Total Est. Land Value =	63,030

2026 Est. T.C.V. 009-363-007-00 = 63,030

Est. TCV/Total Floor Area = 27.64, Most recent sale 12/20/2007 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
31,500	31,500	31,500	30,463	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	822	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
31,500	31,500	31,500	31,285	31,285	31,285

009-364-001-00	2026 Est. T.C.V.	SUNDELL LEON F
Property Class: 401		9902 W WALNUT ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 1 BLK D MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front Area	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.25 Total Acres					Total Est.		Land Value =	3,000

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 1992

(11) Heating System: Forced Warm Air
 Ground Area = 1280 SF Floor Area = 1280 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=44/100/100/100/44

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1280		
			Total:	98,065	43,148

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	192	2,365	1,041
Plumbing			
3 Fixture Bath	1	3,780	1,663
Water/Sewer			
1000 Gal Septic	1	5,433	2,391
Water Well, 50 Feet	1	3,351	1,474

Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	768	34,737	15,284
Class: BC Exterior: Pole (Unfinished)			
Base Cost	960	30,941	13,614
Totals:		178,672	78,615

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 78,615

2026 Est. T.C.V. 009-364-001-00	=	81,615
Est. TCV/Total Floor Area = 63.76, Most recent sale 02/19/2016 for 0		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
31,900 31,900 31,900 18,254 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 8,900 0 0 492 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
40,800 40,800 40,800 18,746 18,746 18,746		

009-364-005-00	2026 Est. T.C.V.	BAIRD BONNIE
Property Class: 402		8901 W ELM ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 5 BLK D MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	66.00	165.00	1.3194	0.7242	110	100		6,937
66 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	6,937

2026 Est. T.C.V. 009-364-005-00 = 6,937

Est. TCV/Total Floor Area = 5.42, Most recent sale 01/16/2015 for 1,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
2,800	2,800	2,800	568	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	700	0	15	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,500	3,500	3,500	583	583	0	

009-364-006-00	2026 Est. T.C.V.	LAKE TOWNSHIP
Property Class: 402		525 S BLAIR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOTS 2-4, BLOCK D, MITCHELL BROTHER'S PLAT OF JENNINGS, PART OF SECTION 5 , T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN. AND LOT 6, BLOCK D, MITCHELL BROTHER'S PLAT OF JENNINGS, PART OF SECTION 5, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, EXCEPT THE SOUTH 109.00 FEET OF THE WEST 175.00 FEET. AND THAT PORTION OF VACATED WALNUT STREET LYING SOUTH OF LOT 6, BLOCK D, MITCHELL BROTHER'S PLAT OF JENNINGS, PART OF SECTION 5, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN. SUBJECT TO AN EASEMENT FOR LAKE ACCESS DESCRIBED BELOW. EASEMENT DESCRIPTION THAT PORTION OF VACATED WALNUT STREET LYING SOUTH OF LOT 6, BLOCK D, MITCHELL BROTHER'S PLAT OF JENNINGS, PART OF SECTION 5, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE N89°45'50"E, 351.19 FEET; THENCE S00° 12'36"E, 3.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S00° 12'36"E, 30.00 FEET; THENCE N89°47' 17"E, 105.69 FEET TO A MEANDER LINE FOR CROOKED LAKE; THENCE N26°17'19"W, ALONG SAID MEANDER LINE, 33.37 FEET; THENCE S89°48' 15"W, 91.02 FEET TO THE POINT OF BEGINNING. TOGETHER WITH ALL THE LAND LYING BETWEEN THE MEANDER LINE AND THE WATER'S EDGE OF CROOKED LAKE
SPLIT ON 5/10/2023 PART TO 009-364-006-80 AND COMBINE 006-364-002-00

Split/Comb. on 05/10/2023 completed 05/10/2023 TIM ;
Parent Parcel(s): 009-364-006-00;
Child Parcel(s): 009-364-006-80;

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 220@\$1900/FF	363.00	397.00	0.6852	0.6211	1900	100		293,527
363 Actual Front Feet, 3.31 Total Acres					Total Est.		Land Value =	293,527

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1631	94	12,525
D/W/P: Asphalt Paving	3.10	5000	94	14,570
D/W/P: 4in Concrete	6.96	1760	94	11,515

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/PATR/PICSA	43.90	900	100	39,510
/CI16/YARI/OUTL/2AVG/FL05	802.50	2	100	1,605
/CI16/YARI/CHALF/10'/211	32.75	168	100	5,502
Total Estimated Land Improvements True Cash Value =				85,227

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1930

(11) Heating System: Forced Air w/ Ducts
Ground Area = 672 SF Floor Area = 672 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Mich Bsmnt.	672		
			Total:	91,301	60,928

Other Additions/Adjustments

Totals:	91,301	54,779

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 93,125

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2025
Description of Occupancy: PUBLIC TOILET

Parcel Number: 009-364-006-00

Page: 2

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: C Quality: Average

Stories: 1 Story Height: 8 Perimeter: 40

Base Rate for Upper Floors = 73.28

(10) Heating system: Hot Water, Radiant Floor Cost/SqFt: 23.27 100%

Adjusted Square Foot Cost for Upper Floors = 96.55

Total Floor Area: 96 Base Cost New of Upper Floors = 9,268

Reproduction/Replacement Cost = 9,268

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 8,897

ECF (4085 CROOKED LAKE) 1.300 => TCV of Bldg: 1 = 11,566

Replacement Cost/Floor Area= 96.54 Est. TCV/Floor Area= 120.48

Total Estimated True Cash Value of Commercial/Industrial Buildings = 11,566

2026 Est. T.C.V. 009-364-006-00 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/25/2022 for 455,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
0	0	0	0	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-364-006-80	2026 Est. T.C.V.	SCHEIDEL ANDREA
Property Class: 401		9852 W WALNUT ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

THE SOUTH 109.00 FEET OF THE WEST 175.00 FEET OF LOT 6, BLOCK D, MITCHELL BROTHER'S PLAT OF JENNINGS, PART OF SECTION 5, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN. TOGETHER WITH AN EASEMENT FOR LAKE ACCESS DESCRIBED BELOW. EASEMENT DESCRIPTION THAT PORTION OF VACATED WALNUT STREET LYING SOUTH OF LOT 6, BLOCK D, MITCHELL BROTHER'S PLAT OF JENNINGS, PART OF SECTION 5, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE N89°45'50"E, 351.19 FEET; THENCE S00° 12'36"E, 3.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S00° 12'36"E, 30.00 FEET; THENCE N89°47' 17"E, 105.69 FEET TO A MEANDER LINE FOR CROOKED LAKE; THENCE N26°17'19"W, ALONG SAID MEANDER LINE, 33.37 FEET; THENCE S89°48' 15"W, 91.02 FEET TO THE POINT OF BEGINNING. TOGETHER WITH ALL THE LAND LYING BETWEEN THE MEANDER LINE AND THE WATER'S EDGE OF CROOKED LAKE
SPLIT ON 05/10/2023 FROM 009-364-006-00;

Split/Comb. on 05/10/2023 completed 05/10/2023 TIM ;
Parent Parcel(s): 009-364-006-00;
Child Parcel(s): 009-364-006-80;

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C75'@\$300/FF	109.00	175.00	0.9108	1.2164	300	100		36,226
109 Actual Front Feet, 0.44 Total Acres					Total Est.		Land Value =	36,226

Cost Est. for Res. Bldg: 1 Single Family TRI Cls C -5 Blt 1977

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2000 SF Floor Area = 3000 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Tri-Level	Siding	Basement	1,802		
Tri-Level	Siding	Crawl Space	198		
			Total:	349,178	192,071

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	782
3 Fixture Bath	1	4,478	2,463

Water/Sewer

1000 Gal Septic	1	4,689	2,579
Water Well, 100 Feet	1	5,734	3,154

Deck

Treated Wood	64	1,953	1,074

Built-Ins

Appliance Allow.	1	2,713	1,492

Totals: 370,167 203,615

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 250,446

2026 Est. T.C.V.	009-364-006-80	=	286,672
Est. TCV/Total Floor Area	= 95.56,	Most recent sale 06/06/2023 for	225,000
2025 Assessed	MBOR	S.E.V.	Base for Cap
123,700	123,700	123,700	120,111
			2.70
2026	New Eq. Adjustment	Loss	Additions
0	19,600	0	0
			Tax Adjustment
			3,242
			Losses
			0

Parcel Number: 009-364-006-80

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
143,300	143,300	143,300	123,353	123,353	123,353

009-365-001-00	2026 Est. T.C.V.	MARTIN DARRIN
Property Class: 402		W POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 1 BLK E MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	66.00	165.00	1.0000	1.0109	50	100		3,336
66 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	3,336

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value

LAND IMPROVE 1000	1,000.00	1	95	950

Total Estimated Land Improvements True Cash Value =				950

2026 Est. T.C.V. 009-365-001-00	=	4,286

Est. TCV/Total Floor Area = 1.43, Most recent sale 02/01/2003 for 1,850

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM

1,800	1,800	1,800	867	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

0	300	0	0	23	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

2,100	2,100	2,100	890	890	0

009-365-002-00	2026 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		W POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 2, 3, 4 & 5 BLK E MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	264.00	165.00	0.7071	1.0109	50	100		9,436
264 Actual Front Feet, 1.00 Total Acres					Total Est.		Land Value =	9,436

2026 Est. T.C.V. 009-365-002-00 = 9,436

Est. TCV/Total Floor Area = 3.15

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
3,800	3,800	3,800	2,273	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	900	0	0	61	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,700	4,700	4,700	2,334	2,334	0	

009-365-006-00	2026 Est. T.C.V.	FROST LEOTA H TRUST
Property Class: 402		W POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 6 BLK E MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	66.00	165.00	1.0000	1.0109	50	100		3,336
66 Actual Front Feet, 0.25 Total Acres					Total Est.		Land Value =	3,336

2026 Est. T.C.V. 009-365-006-00 = 3,336

Est. TCV/Total Floor Area = 1.11

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
1,300	1,300	1,300	568	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	400	0	0	15	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,700	1,700	1,700	583	583	0	

009-365-007-00	2026 Est. T.C.V.	FROST LEOTA H TRUST
Property Class: 401		9902 W POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 7 BLK E MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	66.00	165.00	1.0000	1.0109	50	100		3,336
66 Actual Front Feet, 0.25 Total Acres								3,336
Total Est. Land Value =								3,336

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	17.39	46	45	360
Total Estimated Land Improvements True Cash Value =				360

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1950

(11) Heating System: Wall/Floor Furnace

Ground Area = 680 SF Floor Area = 680 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	680		
Total:				80,872	48,524

Other Additions/Adjustments

Water/Sewer

1000 Gal Septic	1	4,109	2,465
Water Well, 50 Feet	1	3,344	2,006

Porches

CCP (1 Story)	64	1,677	1,006

Totals: 90,002 54,001

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 66,421

2026 Est. T.C.V. 009-365-007-00 = 70,117

Est. TCV/Total Floor Area = 103.11

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
29,500	29,500	29,500	6,719	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,600	0	181	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,100	35,100	35,100	6,900	6,900	0

009-366-001-00	2026 Est. T.C.V.	HILL THERESA L & ELLIS SUNSHINE R
Property Class: 401		10022 W WALNUT ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 1 & S 15 FT OF W 40 FT OF LOT 2 BLK F MITCHELL BROS PLAT
VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	210	45	545
Total Estimated Land Improvements				545
True Cash Value =				545

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1952

(11) Heating System: Forced Air w/ Ducts
Ground Area = 960 SF Floor Area = 1200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	960		
			Total:	121,991	73,195

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Water/Sewer

1000 Gal Septic	1	4,109	2,465
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,607	964

Totals: 132,039 79,223

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 79,223

2026 Est. T.C.V. 009-366-001-00 = 82,768

Est. TCV/Total Floor Area = 68.97

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
35,500	35,500	35,500	10,397	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	5,900	0	0	280	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,400	41,400	41,400	10,677	10,677	10,677	

009-366-002-00	2026 Est. T.C.V.	HILL PAMELA J LIVING TRUST
Property Class: 401		524 S LACHANCE RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 4 T22N R8W LOT 2 EXC S 15 FT OF W 40 FT THOF BLK F MITCHELL BROS PLAT
VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	30	45	78
Wood Frame	17.88	496	35	3,104
Total Estimated Land Improvements				True Cash Value = 3,182

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls D Blt 1910

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1375 SF Floor Area = 1938 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,125		
1 Story	Siding	Crawl Space	250		
			Total:	205,816	113,198

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Water/Sewer

1000 Gal Septic	1	4,109	2,260
Water Well, 50 Feet	1	3,344	1,839

Porches

WGEP (1 Story)	48	5,342	2,938

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 616 19,595 10,777

Built-Ins

Appliance Allow.	1	1,607	884

Totals: 240,801 132,439

Notes:

ECF (4017 JENNINGS) 1.000 => TCv: 132,439

2026 Est. T.C.V. 009-366-002-00 = 138,621

Est. TCv/Total Floor Area = 71.53

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
59,300	59,300	59,300	17,374	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	10,000	0	0	469	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
69,300	69,300	69,300	17,843	17,843	0	

009-366-003-00	2026 Est. T.C.V.	POLLINGTON REESE L
Property Class: 401		512 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 3 BLK F MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1890

(11) Heating System: Wall/Floor Furnace
 Ground Area = 1346 SF Floor Area = 1346 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,346		
			Total:	137,135	75,423

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Water/Sewer

1000 Gal Septic	1	4,109	2,260
Water Well, 50 Feet	1	3,344	1,839

Porches

CCP (1 Story)	90	2,266	1,246
CCP (1 Story)	183	4,277	2,352
CGEP (1 Story)	136	7,912	4,352
WCP (1 Story)	64	3,167	1,742

Built-Ins

Appliance Allow.	1	1,607	884

Totals: 164,805 90,641

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 90,641

2026 Est. T.C.V. 009-366-003-00 = 93,641

Est. TCV/Total Floor Area = 69.57, Most recent sale 03/16/2020 for 22,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
39,900	39,900	39,900	20,429	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	6,900	0	0	551	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
46,800	46,800	46,800	20,980	20,980	20,980	

009-366-004-00	2026 Est. T.C.V.	WALKER BARBARA ANN
Property Class: 401		500 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 4 & 5 BLK F MITCHELL BROS PLAT VILLAGE OF JENNINGS.

06 COMBINE W/366-005-00 FOR 07.

Land Value Estimates for Land Table 4103.4103 JENNINGS

			* Factors *		LOT 4 & 5	
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A>	GROUP A	3K			3000 100	3,000
<Site Value A>	GROUP A	3K			3000 100	3,000
132 Actual Front Feet, 0.48 Total Acres					Total Est. Land Value =	6,000

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 2001

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1456 SF Floor Area = 1456 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost	New	Depr.	Cost
1 Story	Siding	Crawl Space	1,456				
			Total:	154,537		123,630	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	790

Water/Sewer

1000 Gal Septic	1	4,109	3,287
Water Well, 100 Feet	1	5,150	4,120

Porches

WCP (1 Story)	104	4,201	3,361

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	384	12,403	9,922
No Concrete Floor	394	-2,151	-1,721
Class: D Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	453	17,123	13,698

Built-Ins

Appliance Allow.	1	1,607	1,286

Totals:	197,967	158,373

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 158,373

2026 Est. T.C.V. 009-366-004-00 = 164,373

Est. TCV/Total Floor Area = 112.89, Most recent sale 08/12/2013 for 43,000

2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM	
	71,500		71,500	71,500	27,122	2.70	
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		10,700	0	0	732	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	82,200		82,200	82,200	27,854	27,854	27,854

009-366-006-00	2026 Est. T.C.V.	GROESSER GREG L & PATRICIA A
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W W 1/2 OF LOT 6 BLK F MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	50	1/2 OF LOT	1,500
66 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	1,500

2026 Est. T.C.V. 009-366-006-00 = 1,500

Est. TCV/Total Floor Area = 1.03

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
800	800	800	340	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	9	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
800	800	800	349	349	349	

009-366-006-50	2026 Est. T.C.V.	GROESSER GREG L & PATRICIA A
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W E 1/2 OF LOT 6 BLK F MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	50	1/2 OF LOT 6	1,500
79 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	1,500

2026 Est. T.C.V. 009-366-006-50 = 1,500

Est. TCV/Total Floor Area = 1.03

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
800	800	800	340	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	9	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
800	800	800	349	349	349	

009-366-007-00	2026 Est. T.C.V.	GROESSER GREG L & PATRICIA A
Property Class: 401		499 S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 7 BLK F MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est.		Land Value =	3,000

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls D Blt 1939

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 656 SF Floor Area = 984 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	656		
			Total:	106,432	63,861

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Water/Sewer

1000 Gal Septic	1	4,109	2,465
Water Well, 50 Feet	1	3,344	2,006

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	528	15,476	9,286

Built-Ins

Appliance Allow.	1	1,607	964

Breezeways

Frame Wall	84	3,474	2,084

Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	240	962	683	*71% Good

Totals:	136,392	81,942

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 81,942

2026 Est. T.C.V. 009-366-007-00 = 84,942

Est. TCV/Total Floor Area = 86.32, Most recent sale 07/01/2001 for 65,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
36,800	36,800	36,800	11,285	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	304	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
42,500	42,500	42,500	11,589	11,589	11,589

009-366-008-00	2026 Est. T.C.V.	GROESSER GREG L & PATRICIA A
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 8 BLK F MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.00 Total Acres					Total Est.		Land Value =	3,000

2026 Est. T.C.V. 009-366-008-00	=	3,000

Est. TCV/Total Floor Area = 3.05

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
1,500	1,500	1,500	568	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	15	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,500	1,500	1,500	583	583	583

009-366-009-00	2026 Est. T.C.V.	HILL THERESA L & ELLIS SUNSHINE J/T
Property Class: 401		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 9 BLK F MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.37	144	45	1,385
Total Estimated Land Improvements			True Cash Value =	1,385

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 0

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	612	17,234	8,789	*51% Good

Totals:	17,234	8,789

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 8,789

2026 Est. T.C.V. 009-366-009-00	=	13,174

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
6,200	6,200	6,200	3,103	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	400	0	0	83	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,600	6,600	6,600	3,186	3,186	3,186	

009-366-010-00	2026 Est. T.C.V.	HILL THERESA L & ELLIS SUNSHINE J/T
Property Class: 401		W WALNUT ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 10 BLK F MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.34	175	45	1,602
Total Estimated Land Improvements			True Cash Value =	1,602

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1969

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	960	24,672	16,037

Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	232	930	883	*95% Good

Totals:	25,602	16,920

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 16,920

2026 Est. T.C.V. 009-366-010-00	=	21,522

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
10,200	10,200	10,200	4,688	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	600	0	0	126	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,800	10,800	10,800	4,814	4,814	4,814	

009-367-001-00	2026 Est. T.C.V.	PITT JOSEPH A
Property Class: 401		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 1 & 2 BLK G MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100		3,000
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	6,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2010

(11) Heating System: Forced Air w/o Ducts

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Plumbing

3 Fixture Bath	1	-4,478	-4,030

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	2588	61,206	55,085

Totals:	56,728	51,055

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 51,055

2026 Est. T.C.V. 009-367-001-00 = 57,055

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/18/2013 for 12,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
26,100	26,100	26,100	9,906	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,400	0	267	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,500	28,500	28,500	10,173	10,173	10,173	

009-367-003-00	2026 Est. T.C.V.	ANDRAS DARRON JOHN
Property Class: 401		506 S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 3 & 4 BLK G MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100		3,000
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	13.46	192	0	0
Wood Frame	20.65	336	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements True Cash Value =				1,000

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1960

(11) Heating System: Wall Furnace

Ground Area = 1050 SF Floor Area = 1050 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Wood Shingle	360		
Addition	Siding	Crawl	360		
Addition	Siding	Crawl	330		
Total:				79,587	27,856

Other Additions/Adjustments

Water/Sewer

1000 Gal Septic	1	4,386	1,535
Water Well, 50 Feet	1	3,344	1,170

Deck

w/Roof (Roof portion)	180	2,750	962

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	2400	75,384	26,384

Totals: 165,451 57,907

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 57,907

2026 Est. T.C.V. 009-367-003-00 = 64,907

Est. TCV/Total Floor Area = 61.82, Most recent sale 05/21/2019 for 8,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
25,800	25,800	25,800	14,881	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,700	0	401	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
32,500	32,500	32,500	15,282	15,282	0	

009-367-005-00	2026 Est. T.C.V.	LAKE TOWNSHIP
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 5 BLK G MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.60	2400	94	14,890
Fencing: Wire Mesh, #9	3.67	2640	94	9,108
Wood Frame	20.18	180	94	3,414

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/PLAE/BASBWHA	8,800.00	2	100	17,600
Total Estimated Land Improvements				True Cash Value = 45,012

2026 Est. T.C.V. 009-367-005-00

= 0

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	0	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-367-006-00	2026 Est. T.C.V.	HILL PAMELA J LIVING TRUST
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W W 1/2 OF LOT 6 BLK G MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	50	WEST 1/2 OF LOT	1,500
66 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	1,500

2026 Est. T.C.V. 009-367-006-00	=	1,500

Est. TCV/Total Floor Area = 1.43

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
800	800	800	340	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	9	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
800	800	800	349	349	0	

009-367-006-50	2026 Est. T.C.V.	HILL PAMELA J LIVING TRUST
Property Class: 401		499 S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W E 1/2 OF LOT 6 & ENTIRE LOT 7 BLK G MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100		3,000
132 Actual Front Feet, 0.36 Total Acres							Total Est. Land Value =	6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	22.40	64	45	645
Total Estimated Land Improvements True Cash Value =				645

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1974

(11) Heating System: Forced Warm Air

Ground Area = 1036 SF Floor Area = 1036 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	868		
Addition	Siding	Crawl	168		
			Total:	71,345	24,969

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	168	1,969	689
Plumbing			
Average Fixture(s)	1	1,010	353
Water/Sewer			
1000 Gal Septic	1	4,689	1,641
Water Well, 50 Feet	1	3,344	1,170
Porches			
WGEP (1 Story)	192	11,349	3,972
Foundation: Shallow	192	-1,260	-441
Deck			
Treated Wood	96	2,414	845
Built-Ins			
Appliance Allow.	1	2,713	950
Totals:			34,148

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 34,148

2026 Est. T.C.V. 009-367-006-50 = 40,793

Est. TCV/Total Floor Area = 39.38

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
16,000	16,000	16,000	8,817	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,400	0	0	238	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,400	20,400	20,400	9,055	9,055	0	

009-367-008-00	2026 Est. T.C.V.	HILL PAMELA J LIVING TRUST
Property Class: 401		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 8 BLK G MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	95	950
Total Estimated Land Improvements True Cash Value =				950

2026 Est. T.C.V. 009-367-008-00	=	3,950

Est. TCV/Total Floor Area = 3.81

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
2,000	2,000	2,000	741	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	20	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,000	2,000	2,000	761	761	0

009-367-009-00	2026 Est. T.C.V.	MANNING MICHELE ETAL
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 9 & 10 BLK G MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors * LOTS #9&10

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100		3,000
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	6,000

2026 Est. T.C.V. 009-367-009-00 = 6,000

Est. TCV/Total Floor Area = 5.79

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
3,000	3,000	3,000	1,136	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	30	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,000	3,000	3,000	1,166	1,166	0	

009-368-001-00	2026 Est. T.C.V.	WARD KATHLYNN RAE
Property Class: 402		N CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 1 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	26.22	96	50	1,258
Total Estimated Land Improvements				True Cash Value = 1,258

2026 Est. T.C.V. 009-368-001-00 = 4,258

Est. TCV/Total Floor Area = 4.11

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
2,100	2,100	2,100	618	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	16	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,100	2,100	2,100	634	634	634	

009-368-002-00	2026 Est. T.C.V.	WARD KATHLYNN RAE
Property Class: 401		436 S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 2 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.90	128	50	1,401
Total Estimated Land Improvements			True Cash Value =	1,401

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D-10 Blt 1900

(11) Heating System: Wall/Floor Furnace

Ground Area = 1292 SF Floor Area = 1292 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,292		
			Total:	101,028	55,555

Other Additions/Adjustments

Water/Sewer

1000 Gal Septic	1	4,109	2,260
Water Well, 50 Feet	1	3,344	1,839

Porches

WSEP (1 Story)	126	6,066	3,336
Foundation: Shallow	126	-982	-540

Totals: 113,565 62,450

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 62,450

2026 Est. T.C.V. 009-368-002-00 = 66,851

Est. TCV/Total Floor Area = 51.74

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
31,900	31,900	31,900	2,542	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,500	0	68	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
33,400	33,400	33,400	2,610	2,610	2,610

009-368-003-00	2026 Est. T.C.V.	HOOKER RAYMOND D & MARY L
Property Class: 402		N CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 3 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

2026 Est. T.C.V. 009-368-003-00	=	3,000

Est. TCV/Total Floor Area = 2.32

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
1,500	1,500	1,500	568	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	15	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,500	1,500	1,500	583	583	583

009-368-004-00	2026 Est. T.C.V.	HOOKER RAYMOND D & MARY L
Property Class: 401		412 S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 4 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est.		Land Value =	3,000

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1994

(11) Heating System: Forced Warm Air
 Ground Area = 1120 SF Floor Area = 1120 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=47/100/100/100/47

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1120		
			Total:	68,789	32,330

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	172	2,016	948
Plumbing			
2 Fixture Bath	1	1,962	922
Water/Sewer			
1000 Gal Septic	1	4,689	2,204
Water Well, 50 Feet	1	3,344	1,572
Totals:		80,800	37,976

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 37,976

2026 Est. T.C.V. 009-368-004-00 = 40,976

Est. TCV/Total Floor Area = 36.59

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
15,600	15,600	15,600	8,853	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,900	0	239	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,500	20,500	20,500	9,092	9,092	9,092	

009-368-005-00	2026 Est. T.C.V.	KINYON BRANDI
Property Class: 401		408 S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 5 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	18.60	312	94	5,455
Total Estimated Land Improvements			True Cash Value =	5,455

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1900

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1113 SF Floor Area = 1113 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,113		
			Total:	123,738	68,055

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Water/Sewer

1000 Gal Septic	1	4,109	2,260
Water Well, 50 Feet	1	3,344	1,839

Porches

WCP (1 Story)	120	4,721	2,597

Deck

Treated Wood	128	2,848	1,566

Built-Ins

Appliance Allow.	1	1,607	884

Fireplaces

Wood Stove	1	1,745	960

Totals: 143,100 78,704

Notes: 2015: NEW METAL ROOF IN 2014, SEPTIC AND DRAINFIELD NEW IN 2010, NEWER WINDOWS AND FLOORING

ECF (4017 JENNINGS) 1.000 => TCV: 78,704

2026 Est. T.C.V. 009-368-005-00 = 87,159

Est. TCV/Total Floor Area = 78.31, Most recent sale 09/16/2015 for 30,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
37,800	37,800	37,800	12,045	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	5,800	0	0	325	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,600	43,600	43,600	12,370	12,370	12,370	

009-368-006-00	2026 Est. T.C.V.	MCGHEE YVONNE C & JONATHON
Property Class: 401		10101 W POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 6 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est.		Land Value =	3,000

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1996

(11) Heating System: Wall Furnace

Ground Area = 1140 SF Floor Area = 1140 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1140		
			Total:	68,243	23,884

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	182	2,133	747

Plumbing

3 Fixture Bath	1	2,944	1,030

Water/Sewer

1000 Gal Septic	1	4,689	1,641
Water Well, 100 Feet	1	5,734	2,007

Deck

Treated Wood	240	4,500	1,575

Built-Ins

Appliance Allow.	1	2,713	950

Totals: 90,956 31,834

Notes: 1996 DUTCH

ECF (4017 JENNINGS) 1.000 => TCV: 31,834

2026 Est. T.C.V. 009-368-006-00 = 34,834

Est. TCV/Total Floor Area = 30.56, Most recent sale 02/26/2002 for 5,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
24,400	24,400	24,400	9,906	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	-7,000	0	0	267	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,400	17,400	17,400	10,173	10,173	0	

009-368-007-00	2026 Est. T.C.V.	HELMER CURT ALLEN
Property Class: 401		10131 W POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 4 T22N R8W W1/2 OF LOTS 7&8 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS.
8/23/2019 SPLIT FORMERLY. SEC 4 T22N R8W LOTS 7 & 8 BLK H MITCHELL BROS PLAT
VILLAGE OF JENNINGS.

Split/Comb. on 08/27/2019 completed 08/27/2019 TIM
Parent Parcel(s): 009-368-007-00;
Child Parcel(s): 009-368-008-00;

8/23/2019 SPLIT APPROVED BY DALE MOSHER

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors * W 1/2 LOTS 7&8

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	GROUP A	3K			3000	100		3,000
<Site Value A>	GROUP A	3K			3000	100		3,000
79 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =			6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.86	120	50	1,491
Total Estimated Land Improvements True Cash Value =				1,491

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1973

(11) Heating System: Wall Furnace
Ground Area = 1112 SF Floor Area = 1112 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	840		
Addition	Siding	Crawl	272		
			Total:	69,606	24,362

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	148	1,696	594

Water/Sewer

1000 Gal Septic	1	4,386	1,535
Water Well, 50 Feet	1	3,344	1,170

Porches

CCP (1 Story)	48	1,145	401

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	576	19,077	6,677

Deck

w/Roof (Roof portion)	1152	15,471	5,415

Totals:	114,725	40,154

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 40,154

2026 Est. T.C.V. 009-368-007-00 = 47,645

Est. TCV/Total Floor Area = 42.85, Most recent sale 06/06/2019 for 24,000

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	19,000	19,000	19,000	5,988	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	4,800	0	0	161	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	23,800	23,800	23,800	6,149	6,149	6,149	

009-368-007-50 2026 Est. T.C.V. HICKMAN KATIE & HICKMAN CHAD
 Property Class: 401 10111 W POPLAR ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 4 T22N R8W E1/2 LOTS 7 & 8 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS.
 SPLIT ON 08/27/2019 FROM 009-368-007-00;
 FORMERLY . SEC 4 T22N R8W LOTS 7 & 8 BLK H MITCHELL BROS PLAT VILLAGE OF
 JENNINGS.

Split/Comb. on 08/27/2019 completed 08/27/2019 TIM ;
 Parent Parcel(s): 009-368-007-00;
 Child Parcel(s): 009-368-008-00;

Land Value Estimates for Land Table 4103.4103 JENNINGS

		* Factors *	E1/2 LOTS 7 & 8	
Description	Frontage	Depth	Front	Depth
<Site Value A> GROUP A 3K			3000	100
79 Actual Front Feet, 0.24 Total Acres			Total Est. Land Value =	3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	29.29	65	50	952
Total Estimated Land Improvements True Cash Value =				952

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1968

(11) Heating System: Wall Furnace
 Ground Area = 852 SF Floor Area = 852 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	780		
Addition	Siding	Crawl	72		
			Total:	52,058	18,221

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	154	1,765	618

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 576 21,439 7,504

Deck

w/Roof (Roof portion)	780	10,475	3,666

Totals:	85,737	30,009

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 30,009

2026 Est. T.C.V. 009-368-007-50 = 33,961

Est. TCV/Total Floor Area = 39.86, Most recent sale 06/06/2019 for 24,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
13,400	13,400	13,400	9,526	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,600	0	257	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
17,000	17,000	17,000	9,783	9,783	0

009-368-009-00	2026 Est. T.C.V.	SPANGENBERG BRIAN D
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 9 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est.		Land Value =	3,000

2026 Est. T.C.V. 009-368-009-00	=	3,000

Est. TCV/Total Floor Area = 3.52

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
1,500	1,500	1,500	568	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	15	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,500	1,500	1,500	583	583	0

009-368-010-00	2026 Est. T.C.V.	SPANGENBERG BRIAN D
Property Class: 401		423 S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 10 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.16	120	50	1,329
Total Estimated Land Improvements			True Cash Value =	1,329

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1948

(11) Heating System: Electric Baseboard

Ground Area = 968 SF Floor Area = 968 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	968		
			Total:	106,698	69,355

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	642

Water/Sewer

1000 Gal Septic	1	4,109	2,671
Water Well, 50 Feet	1	3,344	2,174

Porches

CCP (1 Story)	75	1,932	1,256
CCP (1 Story)	90	2,266	1,473

Totals: 119,337 77,571

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 77,571

2026 Est. T.C.V. 009-368-010-00 = 81,900

Est. TCV/Total Floor Area = 84.61

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
35,100	35,100	35,100	13,167	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	5,900	0	0	355	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,000	41,000	41,000	13,522	13,522	0	

009-368-011-00	2026 Est. T.C.V.	MILLER THOMAS R
Property Class: 401		447 S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 11 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	132	0	0
Metal Prefab	11.99	160	50	959

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,909

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1875

(11) Heating System: Wall/Floor Furnace

Ground Area = 711 SF Floor Area = 711 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	711		
			Total:	83,903	46,147

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Water/Sewer

1000 Gal Septic	1	4,109	2,260
Water Well, 50 Feet	1	3,344	1,839

Porches

CGEP (1 Story)	100	6,363	3,500
CSEP (1 Story)	135	5,266	2,896
WSEP (1 Story)	290	11,261	6,194

Built-Ins

Appliance Allow.	1	1,607	884

Deck

w/Roof (Roof portion)	100	1,488	818

Totals: 118,329 65,081

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 65,081

2026 Est. T.C.V. 009-368-011-00 = 69,990

Est. TCV/Total Floor Area = 98.44, Most recent sale 03/24/2021 for 20,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
30,100	30,100	30,100	16,026	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,900	0	0	432	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,000	35,000	35,000	16,458	16,458	0

009-368-012-00	2026 Est. T.C.V.	MILLER THOMAS R
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LA 950 SEC 4 T22N R8W LOT 12 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

2026 Est. T.C.V. 009-368-012-00 = 3,000

Est. TCV/Total Floor Area = 4.22, Most recent sale 03/24/2021 for 20,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
1,500	1,500	1,500	568	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	15	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,500	1,500	1,500	583	583	0	

009-369-001-00	2026 Est. T.C.V.	SPRIK DON
Property Class: 401		10022 W ELM ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 1, 2 & 3 BLK I MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *				LOTS 1, 2 & 3		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
198 Actual Front Feet, 0.72 Total Acres					Total Est. Land Value =	9,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	17.88	540	50	4,827
Wood Frame	17.88	432	10	772
Total Estimated Land Improvements True Cash Value =				5,599

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls D Blt 1893

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1912 SF Floor Area = 2868 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Mich Bsmnt.	1,912		
			Total:	262,427	155,797

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Water/Sewer

1000 Gal Septic	1	4,109	2,260
Water Well, 50 Feet	1	3,344	1,839

Porches

WGEP (1 Story)	144	10,826	5,954

Built-Ins

Appliance Allow.	1	1,607	884

Garages

Class: D Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	1224	33,770	18,573
Totals:		317,071	174,387

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 174,387

2026 Est. T.C.V. 009-369-001-00		=	188,986
Est. TCV/Total Floor Area = 65.89, Most recent sale 12/04/2025 for 80,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
84,100	84,100	84,100	24,351
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	10,400	0	70,149
2026 Assessed	MBOR	S.E.V.	Capped
94,500	94,500	94,500	25,008
		->Taxable<-	PRE/MBT
		94,500	94,500

009-369-004-00	2026 Est. T.C.V.	COLECCHIO BRETT
Property Class: 401		424 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 4 BLK I MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	29.29	125	25	915
Total Estimated Land Improvements			True Cash Value =	915

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1946

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1040 SF Floor Area = 1040 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,040		
			Total:	113,547	68,128

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Water/Sewer

1000 Gal Septic	1	4,109	2,465
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,607	964

Totals: 123,595 74,156

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 74,156

2026 Est. T.C.V. 009-369-004-00 = 78,071

Est. TCV/Total Floor Area = 75.07, Most recent sale 11/30/2016 for 21,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
33,400	33,400	33,400	10,805	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	5,600	0	0	291	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
39,000	39,000	39,000	11,096	11,096	0	

009-369-005-00	2026 Est. T.C.V.	NELSON RAYMOND & NELSON RAYMOND JR
Property Class: 401		412 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 5 BLK I MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.57	80	50	1,023
Total Estimated Land Improvements			True Cash Value =	1,023

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1940

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1016 SF Floor Area = 1016 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,016		
			Total:	115,142	69,085

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Water/Sewer

1000 Gal Septic	1	4,109	2,465
Water Well, 50 Feet	1	3,344	2,006

Porches

WGEP (1 Story)	96	8,373	5,024
Foundation: Shallow	96	-846	-508
WGEP (1 Story)	24	2,390	1,434

Built-Ins

Appliance Allow.	1	1,607	964

Fireplaces

Wood Stove	1	1,745	1,047

Deck

w/Roof (Roof portion)	234	3,075	1,845

Totals: 139,927 83,955

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 83,955

2026 Est. T.C.V. 009-369-005-00 = 87,978

Est. TCV/Total Floor Area = 86.59

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
37,500	37,500	37,500	14,731	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,500	0	397	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
44,000	44,000	44,000	15,128	15,128	15,128	

009-369-006-00	2026 Est. T.C.V.	CHRISTLE TERRI LYNN & DAVID ALLEN
Property Class: 401		400 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 6 BLK I MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	14.70	80	45	529
Total Estimated Land Improvements			True Cash Value =	529

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1900

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1152 SF Floor Area = 1152 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,152		
			Total:	144,707	79,588

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Water/Sewer

1000 Gal Septic	1	4,109	2,260
Water Well, 50 Feet	1	3,344	1,839

Porches

WCP (1 Story)	120	4,721	2,597
WGEP (1 Story)	224	14,470	7,958

Built-Ins

Appliance Allow.	1	1,607	884

Totals: 173,946 95,669

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 95,669

2026 Est. T.C.V. 009-369-006-00 = 99,198

Est. TCV/Total Floor Area = 86.11, Most recent sale 02/14/2020 for 20,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
42,100	42,100	42,100	21,603	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,500	0	583	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
49,600	49,600	49,600	22,186	22,186	22,186

009-369-007-00	2026 Est. T.C.V.	MINSHALL TERRI L
Property Class: 401		10055 W POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 7 BLK I MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1910

(11) Heating System: Wall/Floor Furnace
 Ground Area = 498 SF Floor Area = 498 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	498		
			Total:	62,316	34,272

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Water/Sewer

1000 Gal Septic	1	4,109	2,260
Water Well, 50 Feet	1	3,344	1,839

Porches

WSEP (1 Story)	96	4,918	2,705

Built-Ins

Appliance Allow.	1	1,607	884

Fireplaces

Wood Stove	1	1,745	960

Totals:	79,027	43,463

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 43,463

2026 Est. T.C.V. 009-369-007-00	=	46,463

Est. TCV/Total Floor Area = 93.30, Most recent sale 03/08/2007 for 3,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
20,000	20,000	20,000	3,790	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	3,200	0	0	102	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
23,200	23,200	23,200	3,892	3,892	0	

009-369-008-00	2026 Est. T.C.V.	SPRAGUE PAUL ETAL
Property Class: 401		411 S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 8 & 9 BLK I MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100		3,000
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	48	56	166
Wood Frame	21.13	285	56	3,372
Total Estimated Land Improvements				True Cash Value = 3,538

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1975

(11) Heating System: Forced Warm Air

Ground Area = 840 SF Floor Area = 840 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	840		
			Total:	48,970	17,140

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	148	1,696	594

Water/Sewer

1000 Gal Septic	1	4,386	1,535
Water Well, 50 Feet	1	3,344	1,170

Porches

WCP (1 Story)	48	2,609	913

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	384	14,446	8,090	*56% Good

Totals:	75,451	29,442

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 29,442

2026 Est. T.C.V. 009-369-008-00	=	38,980

Est. TCV/Total Floor Area = 46.40

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
16,000	16,000	16,000	7,574	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,500	0	204	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
19,500	19,500	19,500	7,778	7,778	7,778

009-369-010-00	2026 Est. T.C.V.	SPRAGUE GEORGE D & MARY E
Property Class: 401		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 10 BLK I MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.38	216	20	837
Total Estimated Land Improvements				837

2026 Est. T.C.V. 009-369-010-00 = 3,837

Est. TCV/Total Floor Area = 4.57, Most recent sale 12/01/1996 for 1,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
1,900	1,900	1,900	867	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	23	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,900	1,900	1,900	890	890	890	

009-369-011-00	2026 Est. T.C.V.	HILL PAMELA J
Property Class: 401		10056 W ELM ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 11 & 12 BLK I MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

				* Factors *		LOTS 11 & 12		
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100		3,000
132 Actual Front Feet, 0.48 Total Acres					Total Est. Land Value =			6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	27.13	140	61	2,317
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,267

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1902

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1120 SF Floor Area = 1120 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,120		
Total:				153,812	92,286

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853

Water/Sewer

1000 Gal Septic	1	4,689	2,813
Water Well, 50 Feet	1	3,344	2,006

Porches

CGEP (1 Story)	70	6,299	3,779
WGEP (1 Story)	324	22,570	13,542
Foundation: Shallow	324	-1,675	-1,005

Deck

Treated Wood	116	2,768	1,661
Treated Wood	16	716	430

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	960	31,258	18,755
Storage Over Garage	480	6,355	3,813

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Exterior 1 Story	1	6,387	3,832

Totals:	240,658	144,393

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 144,393

2026 Est. T.C.V. 009-369-011-00 = 153,660

Est. TCV/Total Floor Area = 137.20, Most recent sale 07/27/2016 for 30,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-369-011-00

Page: 2

	67,000		67,000		67,000		19,530		2.70	
2026	New	Eq.	Adjustment		Loss		Additions		Tax Adjustment	Losses
	0		9,800		0		0		527	0
2026	Assessed		MBOR		S.E.V.		Capped		->Taxable<-	PRE/MBT
	76,800		76,800		76,800		20,057		20,057	0

009-374-001-00	2026 Est. T.C.V.	HILL RICKIE JR
Property Class: 401		448 S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 1 & 2 BLK N MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100		3,000
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	18.70	300	94	5,273
Wood Frame	19.19	240	94	4,330
Total Estimated Land Improvements				True Cash Value = 9,603

Cost Est. for Res. Bldg: 1 Single Family HUD Cls D Blt 1973

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1368 SF Floor Area = 1368 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,008		
1 Story	Siding	Slab	360		
			Total:	127,690	82,999

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	642
3 Fixture Bath	1	3,128	2,033

Water/Sewer

1000 Gal Septic	1	4,109	2,671
Water Well, 50 Feet	1	3,344	2,174

Deck

Treated Wood	64	1,868	1,214
Treated Wood w/Roof (Deck Portion)	128	2,848	1,851
Treated Wood w/Roof (Roof portion)	128	1,859	1,208

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	960	18,499	12,024
Storage Over Garage	960	9,792	6,365

Built-Ins

Appliance Allow.	1	1,607	1,045

Totals: 175,732 114,226

Notes: 1972 WESTBROOK MAUFACTURED HOME S/N 0012

ECF (4017 JENNINGS) 1.000 => TCV: 114,226

2026 Est. T.C.V. 009-374-001-00 = 129,829

Est. TCV/Total Floor Area = 94.90, Most recent sale 12/07/2015 for 65,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
54,700	54,700	54,700	19,750	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,200	0	533	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
64,900	64,900	64,900	20,283	20,283	20,283

009-374-003-00	2026 Est. T.C.V.	HILL RICKIE JR
Property Class: 401		436 S BAGLEY ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 4 T22N R8W LOT 3 BLK N MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est.		Land Value =	3,000

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1963

(11) Heating System: Wall Furnace

Ground Area = 500 SF Floor Area = 500 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	500		
Expando			96		
			Total:	36,197	12,669

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	170	1,897	664

Water/Sewer

1000 Gal Septic	1	4,109	1,438
Water Well, 50 Feet	1	3,344	1,170

Totals: 45,547 15,941

Notes: 1963 GREAT LAKE TRAILER S/N 1236

ECF (4017 JENNINGS) 1.000 => TCV: 15,941

2026 Est. T.C.V. 009-374-003-00 = 18,941

Est. TCV/Total Floor Area = 37.88

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
7,400	7,400	7,400	3,600	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,100	0	0	97	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,500	9,500	9,500	3,697	3,697	0	

009-374-004-00	2026 Est. T.C.V.	HISCOCK ELDON D JR & KERRI
Property Class: 401		426 S BAGLEY ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 4 T22N R8W LOTS 4, 5 & 6 BLK N MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *				LOTS 4, 5 & 6	
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
<Site Value A> GROUP A 3K					3000 100 3,000
<Site Value A> GROUP A 3K					3000 100 3,000
<Site Value A> GROUP A 3K					3000 100 3,000
297 Actual Front Feet, 1.08 Total Acres					Total Est. Land Value = 9,000

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Wood Frame	26.71	150 50	2,003
Total Estimated Land Improvements True Cash Value =			2,003

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1987

(11) Heating System: Wall Furnace

Ground Area = 980 SF Floor Area = 980 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	980		
			Total:	60,082	21,029

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	168	1,969	689
Plumbing			
3 Fixture Bath	1	2,944	1,030
Water/Sewer			
1000 Gal Septic	1	4,689	1,641
Water Well, 50 Feet	1	3,344	1,170
Deck			
Treated Wood w/Roof (Deck Portion)	80	2,182	764
Treated Wood w/Roof (Roof portion)	80	1,479	518
Totals:			76,689 26,841

Notes: REDMAN SN 7500

ECF (4017 JENNINGS) 1.000 => TCV: 26,841

Cost Est. for Res. Bldg: 2 Mobile Home HUD Cls Average Blt 1983

(11) Heating System: Wall Furnace

Ground Area = 980 SF Floor Area = 980 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	980		
			Total:	60,082	21,029

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	168	1,969	689
Plumbing			
3 Fixture Bath	1	2,944	1,030
Totals:			64,995 22,748

Parcel Number: 009-374-004-00

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Notes: MONARCH 0445A

ECF (4017 JENNINGS) 1.000 => TCV: 22,748

2026 Est. T.C.V. 009-374-004-00					=	60,592
Est. TCV/Total Floor Area = 30.91, Most recent sale 04/23/2012 for 25,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
24,000	24,000	24,000	9,439	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,300	0	0	254	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,300	30,300	30,300	9,693	9,693	0	

009-375-001-00	2026 Est. T.C.V.	PERKINS BONNIE & CRACKEL KEITH B
Property Class: 401		460 S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 1 BLK 0 MITCHELL BROS PLAT VILLAGE OF JENNINGS. SURVEY
RECORDED IN BOOK OF SURVEYS S-6 P-96

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	280	94	1,519
Wood Frame	21.37	144	50	1,538
Wood Frame	18.86	280	50	2,640
Total Estimated Land Improvements True Cash Value =				5,697

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1975

(11) Heating System: Wall Furnace

Ground Area = 505 SF Floor Area = 505 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	385		
Addition	Siding	Slab	120		
Total:				33,119	11,592

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	783	274

Water/Sewer

1000 Gal Septic	1	4,109	1,438
Water Well, 50 Feet	1	3,344	1,170

Built-Ins

Appliance Allow.	1	1,607	562

Deck

w/Roof (Roof portion)	400	4,900	1,715

Totals: 47,862 16,751

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 16,751

2026 Est. T.C.V. 009-375-001-00 = 25,448

Est. TCV/Total Floor Area = 50.39, Most recent sale 03/01/2017 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
10,600	10,600	10,600	5,090	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	2,100	0	0	137	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,700	12,700	12,700	5,227	5,227	0	

009-375-002-00	2026 Est. T.C.V.	ATKINS SHAWN M
Property Class: 401		448 S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 2 BLK 0 MITCHELL BROS PLAT VILLAGE OF JENNINGS. SURVEY
RECORDED IN BOOK OF SURVEYS S-6 P-96

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	37.80	48	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	25	250
Total Estimated Land Improvements True Cash Value =				250

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1968

(11) Heating System: Wall Furnace
Ground Area = 720 SF Floor Area = 720 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	720		
Expando			36		
Expando			60		
			Total:	43,834	15,342

Other Additions/Adjustments

Plumbing	Average Fixture(s)	1	783	274

Water/Sewer	1000 Gal Septic	1	4,109	1,438
	Water Well, 50 Feet	1	3,344	1,170

Deck	Treated Wood w/Roof (Deck Portion)	64	1,868	654
	Treated Wood w/Roof (Roof portion)	64 <td>1,013 <td>355</td> </td>	1,013 <td>355</td>	355
	Treated Wood	96 <td>2,297 <td>804</td> </td>	2,297 <td>804</td>	804

Built-Ins	Appliance Allow.	1	1,607	562

Totals: 58,855 20,599

Notes: 1968 LIBERTY: 436

ECF (4017 JENNINGS) 1.000 => TCV: 20,599

Cost Est. for Res. Bldg: 2 Mobile Home HUD Cls Average Blt 1980

(11) Heating System: Wall Furnace
Ground Area = 792 SF Floor Area = 792 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=47/100/100/100/47

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	792		
			Total:	53,882	25,325

Other Additions/Adjustments

Parcel Number: 009-375-002-00

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Deck

Treated Wood	80	2,182	1,026
Treated Wood	80	2,182	1,026

Totals:	58,246	27,377

Notes: NO PERMIT, 1ST APPEARS ON 5/2020 GOOGLE EARTH AERIAL

ECF (4017 JENNINGS) 1.000 => TCV: 27,377

2026 Est. T.C.V. 009-375-002-00 = 51,226

Est. TCV/Total Floor Area = 33.88, Most recent sale 06/21/2018 for 23,050

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
19,500	19,500	19,500	11,546	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,100	0	311	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
25,600	25,600	25,600	11,857	11,857	0

009-375-003-00	2026 Est. T.C.V.	ATKINS SHAWN M
Property Class: 401		436 S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 3 & 4 BLK 0 MITCHELL BROS PLAT VILLAGE OF JENNINGS. SURVEY
RECORDED IN BOOK OF SURVEYS S-6 P-96

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100		3,000
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	988	0	0
Wood Frame	25.57	80	50	1,023
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,973

Cost Est. for Res. Bldg: 1 Single Family HUD Cls D Blt 2000

(11) Heating System: Forced Air w/ Ducts
Ground Area = 988 SF Floor Area = 988 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	988		
			Total:	92,617	74,094

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	790

Water/Sewer

1000 Gal Septic	1	4,109	3,287
Water Well, 50 Feet	1	3,344	2,675

Deck

Treated Wood	80	2,086	1,669
Treated Wood	80	2,086	1,669

Totals: 105,230 84,184

Notes: 2000 CENTURY MHD

ECF (4017 JENNINGS) 1.000 => TCV: 84,184

Cost Est. for Res. Bldg: 2 Single Family GRG Cls D Blt 1999

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Plumbing

3 Fixture Bath	1	-3,128	-2,502

Garages

Class: D Exterior: Pole (Unfinished)			
Base Cost	1200	22,464	17,971

Parcel Number: 009-375-003-00

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Totals: 19,336 15,469

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 15,469

2026 Est. T.C.V. 009-375-003-00 = 107,626

Est. TCV/Total Floor Area = 108.93, Most recent sale 06/21/2018 for 23,050

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
46,400	46,400	46,400	27,692	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,400	0	747	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
53,800	53,800	53,800	28,439	28,439	0

009-375-005-00	2026 Est. T.C.V.	THRUSH JOHN & KRISTEN
Property Class: 401		408 S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 5 & 6 BLK 0 MITCHELL BROS PLAT VILLAGE OF JENNINGS. SURVEY
RECORDED IN BOOK OF SURVEYS S-6 P-96

Land Value Estimates for Land Table 4103.4103 JENNINGS

		* Factors *		LOTS 5 & 6		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
132 Actual Front Feet, 0.48 Total Acres						Total Est. Land Value = 6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	1760	50	6,450
Pool: Plastic	48.74	720	50	17,546
Wood Frame	20.88	312	50	3,257
Wood Frame	20.82	318	50	3,310
Total Estimated Land Improvements True Cash Value =				30,563

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1988

(11) Heating System: Wall Furnace
Ground Area = 1092 SF Floor Area = 1092 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1092		
			Total:	67,474	23,615

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	188	2,203	771
Plumbing			
Average Fixture(s)	1	1,010	353
3 Fixture Bath	1	2,944	1,030
Water/Sewer			
1000 Gal Septic	1	4,689	1,641
Water Well, 50 Feet	1	3,344	1,170
Deck			
Treated Wood	160	3,446	1,206
Treated Wood	80	2,182	764
Built-Ins			
Appliance Allow.	1	2,713	950
Totals:		90,005	31,500

Notes: REDMAN MH 1988

ECF (4017 JENNINGS) 1.000 => TCV: 31,500

2026 Est. T.C.V. 009-375-005-00 = 68,063

Est. TCV/Total Floor Area = 62.33, Most recent sale 07/02/2019 for 10,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
29,900	29,900	29,900	21,765	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,100	0	0	587	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
34,000	34,000	34,000	22,352	22,352	22,352

009-375-007-00	2026 Est. T.C.V.	THRUSH JOHN & KRISTEN
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 7 BLK 0 MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

2026 Est. T.C.V. 009-375-007-00 = 3,000

Est. TCV/Total Floor Area = 2.75, Most recent sale 07/02/2019 for 10,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
1,500	1,500	1,500	568	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	15	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,500	1,500	1,500	583	583	583	

009-375-008-00	2026 Est. T.C.V.	ATWOOD JAMES E & DAWN M
Property Class: 401		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 8 BLK 0 MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	16.28	60	50	488
Total Estimated Land Improvements True Cash Value =				488

2026 Est. T.C.V. 009-375-008-00 = 3,488

Est. TCV/Total Floor Area = 3.19

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
1,700	1,700	1,700	618	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	16	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,700	1,700	1,700	634	634	0	

009-375-009-00	2026 Est. T.C.V.	ATWOOD JAMES E & DAWN M
Property Class: 401		423 S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 9 BLK 0 MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	81	50	233
Total Estimated Land Improvements			True Cash Value =	233

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1970

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1104 SF Floor Area = 1104 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,104		
			Total:	118,951	77,319

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	642

Water/Sewer

1000 Gal Septic	1	4,109	2,671
Water Well, 50 Feet	1	3,344	2,174

Deck

Treated Wood	96	2,297	1,493
Treated Wood	29	1,217	791

Built-Ins

Appliance Allow.	1	1,607	1,045

Local Cost Items

SOLAR POWER SYSTEM	1	1	1	*100% Good

Totals: 132,514 86,136

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 86,136

2026 Est. T.C.V. 009-375-009-00 = 89,369

Est. TCV/Total Floor Area = 80.95

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
38,400	38,400	38,400	9,635	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,300	0	260	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
44,700	44,700	44,700	9,895	9,895	0	

009-375-010-00	2026 Est. T.C.V.	ATWOOD JAMES
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 10, 11 & 12 BLK 0 MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *				LOTS 10,11 & 12		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
198 Actual Front Feet, 0.72 Total Acres					Total Est. Land Value =	9,000

2026 Est. T.C.V. 009-375-010-00					=	9,000
Est. TCV/Total Floor Area = 8.15, Most recent sale 08/21/2020 for 7,500						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
4,500	4,500	4,500	1,704		2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	46	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,500	4,500	4,500	1,750	1,750	1,750	

009-376-001-00	2026 Est. T.C.V.	ELLIOTT RICHARD P JR
Property Class: 401		520 S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 1 & 2 BLK P MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100		3,000
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	6,000

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1978

(11) Heating System: Forced Warm Air
 Ground Area = 938 SF Floor Area = 938 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	938		
			Total:	48,353	16,924

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	168	1,875	656

Plumbing

Average Fixture(s)	1	783	274
3 Fixture Bath	1	2,285	800

Water/Sewer

1000 Gal Septic	1	4,109	1,438
Water Well, 50 Feet	1	3,344	1,170

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 280 10,338 3,618

Built-Ins

Appliance Allow.	1	1,607	562

Totals: 72,694 25,442

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 25,442

2026 Est. T.C.V. 009-376-001-00 = 31,442

Est. TCV/Total Floor Area = 33.52, Most recent sale 03/07/2023 for 8,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
12,600	12,600	12,600	11,134	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,100	0	300	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,700	15,700	15,700	11,434	11,434	0

009-376-003-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SKIDMORE EINO
512 S BALDWIN ST
LAKE CITY, MI 49651

SEC 4 T22N R8W LOT 3 & S 1/2 OF LOT 4 BLK P. MITCHELL BROS PLAT VILLAGE OF JENNINGS.

SPLIT N/2 OF LOT 4 TO 004-00 FOR 97

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	50	S1/2 OF LOT	1,500
99 Actual Front Feet, 0.36 Total Acres					Total Est. Land Value =			4,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	56	56	181
Total Estimated Land Improvements True Cash Value =				181

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls	D	Blt	1903

(11) Heating System: Forced Air w/ Ducts
Ground Area = 821 SF Floor Area = 821 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	821		
			Total:	93,479	51,413

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Water/Sewer

1000 Gal Septic	1	4,109	2,260
Water Well, 50 Feet	1	3,344	1,839

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	625	17,513	9,632

Built-Ins

Appliance Allow.	1	1,607	884

Totals: 121,040 66,571

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 66,571

2026 Est. T.C.V. 009-376-003-00 = 71,252

Est. TCV/Total Floor Area = 86.79

2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM		
	31,000		31,000	31,000	9,635	2.70		
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0		4,600	0	0	260	0	
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	35,600		35,600	35,600	9,895	9,895	9,895	

009-376-004-00	2026 Est. T.C.V.	SKIDMORE EINO
Property Class: 401		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 4 T22N R8W N 1/2 OF LOT 4 & LOT 5 BLK P MITCHELL BROS PLAT VILLAGE OF JENNINGS.

SPLIT FROM 003-00 FOR 97 98 COMBO W/005-00 FOR 99

Land Value Estimates for Land Table 4103.4103 JENNINGS

		* Factors *				LOT 5 & 1/2 OF LOT 4		
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	66.00	158.00	0.9036	1.0000	50	100		2,982
JENNINGS 50	33.00	158.00	0.9036	1.0000	50	100		1,491
99 Actual Front Feet, 0.36 Total Acres					Total Est. Land Value =			4,473

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 0

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 50 Feet	1	3,344	2,174

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	768	26,258	17,068
Totals:		33,988	22,093

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 22,093

2026 Est. T.C.V. 009-376-004-00 = 26,566

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
11,700	11,700	11,700	3,391	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,600	0	0	91	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,300	13,300	13,300	3,482	3,482	3,482	

009-376-006-00	2026 Est. T.C.V.	WITHROW SONNY JO
Property Class: 401		10207 W ELM ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 4 T22N R8W LOTS 6 & 7 BLK P MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100		3,000
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.86	120	50	1,491
Total Estimated Land Improvements				True Cash Value = 1,491

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1960

(11) Heating System: Forced Air w/ Ducts

Ground Area = 480 SF Floor Area = 480 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	480		
			Total:	62,071	43,448

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	829

Water/Sewer

1000 Gal Septic	1	4,386	3,070
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	1,897	1,328

Porches

CCP (1 Story)	20	925	647

Totals: 73,808 51,663

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 51,663

2026 Est. T.C.V. 009-376-006-00 = 59,154

Est. TCV/Total Floor Area = 123.24, Most recent sale 09/09/2022 for 50,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
25,900	25,900	25,900	16,454	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,700	0	444	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
29,600	29,600	29,600	16,898	16,898	16,898

009-376-008-00	2026 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 8, 9 & 10 BLK P MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

				* Factors *		LOTS 8, 9, & 10		
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100		3,000
198 Actual Front Feet, 0.72 Total Acres Total Est. Land Value =								9,000

2026 Est. T.C.V. 009-376-008-00 = 9,000

Est. TCV/Total Floor Area = 18.75

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
4,500	4,500	4,500	1,704	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	46	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,500	4,500	4,500	1,750	1,750	0

009-377-001-00	2026 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 1, 2 & 3 BLK Q MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

				* Factors *		LOTS 1, 2, &3		
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100		3,000
198 Actual Front Feet, 0.72 Total Acres Total Est. Land Value =								9,000

2026 Est. T.C.V. 009-377-001-00 = 9,000

Est. TCV/Total Floor Area = 18.75

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
4,500	4,500	4,500	1,704	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	46	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,500	4,500	4,500	1,750	1,750	0

009-377-004-00	2026 Est. T.C.V.	HILL PAMELA J LIVING TRUST
Property Class: 401		10241 S ELM ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 4 & 5 BLK Q MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100		3,000
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	39.19	5	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2000

(11) Heating System: Forced Air w/o Ducts

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Plumbing

3 Fixture Bath	1	-4,478	-4,030

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	3328	78,707	70,836

Totals:	74,229	66,806

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 66,806

2026 Est. T.C.V. 009-377-004-00	=	75,156

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
34,400	34,400	34,400	13,690	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,200	0	0	369	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,600	37,600	37,600	14,059	14,059	0	

009-378-001-00	2026 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W ENTIRE BLK R MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	330.00	158.00	0.6687	1.0000	50	100		11,034
330 Actual Front Feet, 1.20 Total Acres					Total Est.		Land Value =	11,034

2026 Est. T.C.V. 009-378-001-00 = 11,034

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
4,400	4,400	4,400	2,728	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,100	0	0	73	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,500	5,500	5,500	2,801	2,801	0	

009-379-001-00	2026 Est. T.C.V.	FOWLER ERIC A
Property Class: 401		606 S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 1 & 2 BLK S MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100		3,000
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	15.08	120	35	633
Total Estimated Land Improvements				633

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1964

(11) Heating System: Forced Warm Air

Ground Area = 720 SF Floor Area = 720 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	720		
			Total:	47,154	16,504

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	144	1,650	577

Water/Sewer

1000 Gal Septic	1	4,386	1,535
Water Well, 50 Feet	1	3,344	1,170

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	576	14,314	5,010
No Concrete Floor	576	-3,450	-1,208

Class: D Exterior: Pole (Unfinished)

Base Cost	1200	22,464	7,862
No Concrete Floor	1200	-6,552	-2,293

Totals: 83,310 29,157

Notes: 1964 Palace Ser # 22161

ECF (4017 JENNINGS) 1.000 => TCV: 29,157

2026 Est. T.C.V. 009-379-001-00 = 35,790

Est. TCV/Total Floor Area = 49.71, Most recent sale 01/19/2007 for 14,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
14,400	14,400	14,400	6,705	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,500	0	181	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
17,900	17,900	17,900	6,886	6,886	0

009-379-003-00	2026 Est. T.C.V.	SMITH RICHARD H ETAL
Property Class: 401		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 3 BLK S MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est.		Land Value =	3,000

Cost Est. for Res. Bldg: 1 Mobile Home GRG Cls Low Blt 1962

(11) Heating System: Wall Furnace

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: D Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost	720	21,542	7,540

Totals:	21,542	7,540

Notes: 8X47 HUD NO VALUE

ECF (4017 JENNINGS) 1.000 => TCV: 7,540

2026 Est. T.C.V. 009-379-003-00	=	10,540
Est. TCV/Total Floor Area = 0.00, Most recent sale 02/14/2017 for 1		
2025 Assessed	MBOR	S.E.V.
9,200	9,200	9,200
		4,716
2026 New	Eq. Adjustment	Loss
0	-3,900	0
		0
2026 Assessed	MBOR	S.E.V.
5,300	5,300	5,300
		4,843
		4,843
		0

009-379-004-00	2026 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 4 TO 10 INCL BLK S MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	66.00	158.00	0.6148	1.0000	50	100	LOT 4	2,029
JENNINGS 50	66.00	158.00	0.6148	1.0000	50	100	LOT 5	2,029
JENNINGS 50	330.00	158.00	0.6148	1.0000	50	100	LOTS 6-10BASLEY	10,144
462 Actual Front Feet, 1.68 Total Acres					Total Est.		Land Value =	14,202

2026 Est. T.C.V. 009-379-004-00 = 14,202

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,700	5,700	5,700	3,637	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,400	0	0	98	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,100	7,100	7,100	3,735	3,735	0	

009-380-001-00	2026 Est. T.C.V.	THIEBAUT PETER J & LORI A
Property Class: 401		606 S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 1 & 2 BLK T MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100		3,000
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	720	50	2,217
Total Estimated Land Improvements				2,217

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1960

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1272 SF Floor Area = 1272 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	832		
1 Story	Siding	Crawl Space	440		
			Total:	168,595	109,585

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770
3 Fixture Bath	1	3,721	2,419

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 50 Feet	1	3,344	2,174

Porches

WCP (1 Story)	320	9,853	6,404
CCP (1 Story)	200	5,050	3,282

Deck

Treated Wood	219	4,141	2,692
w/Roof (Roof portion)	220	3,241	2,107

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	440	15,818	10,282

Built-Ins

Appliance Allow.	1	1,897	1,233

Totals: 221,231 143,799

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 143,799

2026 Est. T.C.V. 009-380-001-00 = 152,016

Est. TCV/Total Floor Area = 119.51, Most recent sale 06/16/2023 for 130,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
65,500	65,500	65,500	50,828	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,500	0	1,372	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
76,000	76,000	76,000	52,200	52,200	52,200

009-380-003-00	2026 Est. T.C.V.	PITT JOSEPH & WILTFANG BETSY
Property Class: 401		576 S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 3, 4 & 5 BLK T MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

		* Factors *		LOTS 3, 4, & 5		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
198 Actual Front Feet, 0.72 Total Acres					Total Est. Land Value =	9,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.60	100	50	1,280
Metal Prefab	12.15	400	50	2,430
Total Estimated Land Improvements True Cash Value =				3,710

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1900

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1145 SF Floor Area = 1315 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Mich Bsmnt.	340		
1 Story	Siding	Slab	645		
1 Story	Siding	Slab	160		
			Total:	153,146	102,427

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 50 Feet	1	3,344	2,174

Porches

WCP (1 Story)	250	8,618	5,602
CPP	15	388	252

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	896	19,828	12,888
No Concrete Floor	896	-5,367	-3,489

Built-Ins

Appliance Allow.	1	1,897	1,233

Local Cost Items

GENERATOR	1	1	1	*100% Good
SOLAR POWER SYSTEM	1	1	1	*100% Good

Totals: 187,427 121,826

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 121,826

2026 Est. T.C.V. 009-380-003-00 = 134,536

Est. TCV/Total Floor Area = 102.31, Most recent sale 04/01/2000 for 35,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
58,800	58,800	58,800	13,315	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,500	0	359	0	

Parcel Number: 009-380-003-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
67,300	67,300	67,300	13,674	13,674	13,674

009-380-006-00	2026 Est. T.C.V.	EMORY BRIAN
Property Class: 401		10131 W WALNUT ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 6 BLK T MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.78	192	50	1,899
Wood Frame	19.51	200	50	1,951
Total Estimated Land Improvements				True Cash Value = 3,850

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1964

(11) Heating System: Wall Furnace

Ground Area = 695 SF Floor Area = 695 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	380		
Addition	Siding	Crawl	315		
			Total:	47,307	16,557

Other Additions/Adjustments

Water/Sewer

1000 Gal Septic	1	4,109	1,438
Water Well, 50 Feet	1	3,344	1,170

Porches

WGEP (1 Story)	225	11,682	4,089
Foundation: Shallow	225	-1,350	-472

Deck

w/Roof (Roof portion)	380	4,666	1,633

Totals: 69,758 24,415

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 24,415

2026 Est. T.C.V. 009-380-006-00 = 31,265

Est. TCV/Total Floor Area = 44.99

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
12,400	12,400	12,400	5,338	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,200	0	0	144	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,600	15,600	15,600	5,482	5,482	5,482	

009-380-007-00	2026 Est. T.C.V.	FOWLER ERIC A
Property Class: 401		593 S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 7,8,9 & 10 BLOCK T MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100		3,000
JENNINGS 50	132.00	158.00	0.7071	1.0000	50	100	2 LOTS	4,667
264 Actual Front Feet, 0.96 Total Acres							Total Est. Land Value =	10,667

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	31.56	194	50	3,061
Wood Frame	20.57	344	50	3,538
Wood Frame	22.20	192	50	2,131
Total Estimated Land Improvements True Cash Value =				8,730

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1980

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1248 SF Floor Area = 1248 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	864		
1 Story	Siding	Slab	384		
			Total:	165,018	99,010

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Water/Sewer

1000 Gal Septic	1	4,386	2,632
Water Well, 50 Feet	1	3,344	2,006

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	768	23,478	14,087
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	576	19,077	11,446
No Concrete Floor	576	-3,450	-2,070

Built-Ins

Appliance Allow.	1	1,897	1,138

Deck

Treated Wood	1234	15,339	9,203

Totals: 230,274 138,163

Notes:

ECF (4017 JENNINGS) 1.000 => TCv: 138,163

2026 Est. T.C.V. 009-380-007-00 = 157,560

Est. TCv/Total Floor Area = 126.25, Most recent sale 05/01/1996 for 27,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
68,600	68,600	68,600	29,991	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,200	0	809	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
78,800	78,800	78,800	30,800	30,800	30,800

009-381-001-00	2026 Est. T.C.V.	LOCKARD JAMES & KENDRA
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 1 BLK U MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	31.77	60	50	953
Total Estimated Land Improvements True Cash Value =				953

2026 Est. T.C.V. 009-381-001-00 = 3,953

Est. TCV/Total Floor Area = 3.17

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
2,000	2,000	2,000	1,443	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	38	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,000	2,000	2,000	1,481	1,481	0	

009-381-002-00	2026 Est. T.C.V.	LOCKARD JAMES & KENDRA
Property Class: 401		600 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 2 BLK U MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.38	96	50	1,122
Total Estimated Land Improvements			True Cash Value =	1,122

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1970

(11) Heating System: Wall Furnace

Ground Area = 672 SF Floor Area = 672 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	672		
			Total:	37,434	13,102

Other Additions/Adjustments

Water/Sewer

1000 Gal Septic	1	4,109	1,438
Water Well, 50 Feet	1	3,344	1,170

Porches

WGEP (1 Story)	48	4,323	1,513
Foundation: Shallow	48	-583	-204

Deck

Treated Wood	160	3,298	1,154
w/Roof (Roof portion)	192	2,632	921

Totals: 54,557 19,094

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 19,094

2026 Est. T.C.V. 009-381-002-00 = 23,216

Est. TCV/Total Floor Area = 34.55

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
9,200	9,200	9,200	7,732	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	2,400	0	0	208	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,600	11,600	11,600	7,940	7,940	0	

009-381-003-00	2026 Est. T.C.V.	HILL THERESA L & ELLIS SUNSHINE J/T
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 3 BLK U MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

2026 Est. T.C.V. 009-381-003-00	=	3,000

Est. TCV/Total Floor Area = 4.46

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
1,500	1,500	1,500	568	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	15	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,500	1,500	1,500	583	583	583

009-381-004-00	2026 Est. T.C.V.	HILL THERESA L & ELLIS SUNSHINE J/T
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 4 BLK U MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

2026 Est. T.C.V. 009-381-004-00	=	3,000

Est. TCV/Total Floor Area = 4.46

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
1,500	1,500	1,500	568	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	15	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,500	1,500	1,500	583	583	583

009-381-005-00	2026 Est. T.C.V.	HILL THERESA L & ELLIS SUNSHINE J/T
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 4 T22N R8W LOT 5 BLK U MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

2026 Est. T.C.V. 009-381-005-00 = 3,000

Est. TCV/Total Floor Area = 4.46

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
1,500	1,500	1,500	568	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	15	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,500	1,500	1,500	583	583	583	

009-381-006-00	2026 Est. T.C.V.	HILL THERESA L & ELLIS SUNSHINE J/T
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 6 BLK U MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

2026 Est. T.C.V. 009-381-006-00	=	3,000

Est. TCV/Total Floor Area = 4.46

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
1,500	1,500	1,500	568	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	15	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,500	1,500	1,500	583	583	583

009-381-007-00	2026 Est. T.C.V.	PLUGER TYLER
Property Class: 401		581 S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 7 & 8 BLK U MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors * LOTS 7 & 8

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100		3,000
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	6,000

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1984

(11) Heating System: Wall Furnace

Ground Area = 1092 SF Floor Area = 1092 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	1092		
			Total:	65,127	22,793

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	184	2,156	755

Plumbing

3 Fixture Bath	1	2,944	1,030

Water/Sewer

1000 Gal Septic	1	4,689	1,641
Water Well, 50 Feet	1	3,344	1,170

Porches

WGEP (1 Story)	210	12,081	4,228
Foundation: Shallow	210	-1,325	-464

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	768	19,776	6,922

Totals: 108,792 38,075

Notes: 1984 VENTURE MH

ECF (4017 JENNINGS) 1.000 => TCV: 38,075

2026 Est. T.C.V. 009-381-007-00 = 44,075

Est. TCV/Total Floor Area = 40.36, Most recent sale 05/15/2023 for 75,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
17,400	17,400	17,400	14,434	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,600	0	0	389	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
22,000	22,000	22,000	14,823	14,823	14,823	

009-381-009-00	2026 Est. T.C.V.	KELLY ROBIN MARIE
Property Class: 401		10056 W CEDAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 9 & 10 BLK U MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

		* Factors *		LOTS 9 & 10		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
132 Actual Front Feet, 0.48 Total Acres					Total Est. Land Value =	6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	31.56	190	0	0
D/W/P: 3.5 Concrete	6.16	612	0	0
Wood Frame	22.20	192	50	2,131
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,081

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1966

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1103 SF Floor Area = 1103 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	815		
1 Story	Siding	Slab	288		
			Total:	129,266	96,948

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	889

Water/Sewer

1000 Gal Septic	1	4,386	3,289
Water Well, 50 Feet	1	3,344	2,508

Porches

CGEP (1 Story)	90	6,672	5,004

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	375	14,235	10,676
Common Wall: 1 Wall	1	-1,972	-1,479

Built-Ins

Appliance Allow.	1	1,897	1,423

Totals: 159,013 119,258

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 119,258

2026 Est. T.C.V. 009-381-009-00 = 128,339

Est. TCV/Total Floor Area = 116.35, Most recent sale 09/25/2015 for 61,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
55,700	55,700	55,700	25,588	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,500	0	690	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
64,200	64,200	64,200	26,278	26,278	26,278

009-382-001-00	2026 Est. T.C.V.	EMENHISER CASEY RENEE
Property Class: 401		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 1 BLK V MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
TRAVEL TRAILER	1.00	500	85	425
Total Estimated Land Improvements True Cash Value =				425

2026 Est. T.C.V. 009-382-001-00 = 3,425

Est. TCV/Total Floor Area = 3.11, Most recent sale 08/01/2002 for 1,400

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
1,700	1,700	1,700	794	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	21	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,700	1,700	1,700	815	815	0

009-382-002-00	2026 Est. T.C.V.	GREGORY MICHAEL JR & SHANNON
Property Class: 401		662 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 2 & 3 BLK V MITCHELL BROS PLAT VILLAGE OF JENNINGS.
 COMBINED FROM 009-382-003-00 ON 6-24-09

Comb. on 06/24/2009 completed 06/24/2009 RAY ;
 Parent Parcel(s): 009-382-002-00, 009-382-003-00;
 Child Parcel(s): 009-382-002-00;

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Land Value Estimates for Land Table 4103.4103 JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100		3,000
132 Actual Front Feet, 0.48 Total Acres					Total Est. Land Value =			6,000

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1978

(11) Heating System: Wall Furnace
 Ground Area = 952 SF Floor Area = 952 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	952		
			Total:	51,547	18,042

Other Additions/Adjustments

Water/Sewer

1000 Gal Septic	1	4,386	1,535
Water Well, 50 Feet	1	3,344	1,170

Totals: 59,277 20,747

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 20,747

2026 Est. T.C.V. 009-382-002-00 = 26,747

Est. TCV/Total Floor Area = 28.10

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
10,600	10,600	10,600	4,966	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	134	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
13,400	13,400	13,400	5,100	5,100	5,100

009-382-004-00	2026 Est. T.C.V.	AMERICAN TOWERS LLC
Property Class: 201		10023 W CEDAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 4 T22N R8W (*2004)
 LOTS 4 & 5 BLK V MITCHELL BROS PLAT VILLAGE OF JENNINGS.

04 SPLIT LOT 7 TO 382-007-00 FOR 05

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

		* Factors *		LOTS 4 & 5		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
INFO FOR SIZE 0	66.00	158.00	1.0000	0.0000	0 100*	0
INFO FOR SIZE 0	66.00	158.00	1.0000	0.0000	0 100*	0
COMMERCIAL <2A M/L		0.48 Acres	18000	100		8,622
* denotes lines that do not contribute to the total acreage calculation.						
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =						8,622

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.	8.09	100 50	404
Total Estimated Land Improvements True Cash Value =			404

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
COM TOWER STEEL 195'	195000.00	1	1.00	100	195,000
/CI16/YARI/CHALF/06'/29	23.70	302	1.00	100	7,157
/CI16/YARI/CHALF/06'/GATW15	1280.00	1	1.00	100	1,280
/CI16/YARI/CHALF/06'/GATW3	471.00	1	1.00	100	471
/CI16/YARI/CHALF/06'/3	4.04	320	1.00	100	1,293

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 1 = 336,530

Total Estimated True Cash Value of Commercial/Industrial Buildings = 336,530

2026 Est. T.C.V. 009-382-004-00 = 345,556

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/22/2021 for 930,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
201,300	201,300	201,300	117,531	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-28,500	0	0	3,173	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
172,800	172,800	172,800	120,704	120,704	0

009-382-006-00	2026 Est. T.C.V.	FOWLER ERIC ALAN
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 4 T22N R8W LOT 6 BLK V MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

2026 Est. T.C.V. 009-382-006-00 = 3,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 03/23/2021 for 3,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
1,500	1,500	1,500	568	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	15	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,500	1,500	1,500	583	583	0	

009-382-007-00	2026 Est. T.C.V.	FOWLER ERIC ALAN
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 4 T22N R8W (3*2004)
 LOT 7 BLK V MITCHELL BROS PLAT VILLAGE OF JENNINGS.

04 SPLIT FROM 382-004-00 FOR 05

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =			3,000

2026 Est. T.C.V. 009-382-007-00 = 3,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 03/23/2021 for 3,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
1,500	1,500	1,500	568	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	15	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,500	1,500	1,500	583	583	0	

009-382-008-00	2026 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 8 & 10 BLK V MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors * LOT #8&10

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100		3,000
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	6,000

2026 Est. T.C.V. 009-382-008-00 = 6,000

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
3,000	3,000	3,000	1,136	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	30	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,000	3,000	3,000	1,166	1,166	0	

009-382-009-00	2026 Est. T.C.V.	BALDWIN TIMOTHY EARL
Property Class: 401		649 S CRAPO ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 4 T22N R8W LOT 9 BLK V MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est.		Land Value =	3,000

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1981

(11) Heating System: Wall Furnace

Ground Area = 952 SF Floor Area = 952 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	952		
			Total:	51,547	18,042

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	164	1,879	658

Plumbing

Average Fixture(s)	1	899	315

Water/Sewer

1000 Gal Septic	1	4,386	1,535
Water Well, 50 Feet	1	3,344	1,170

Deck

Treated Wood	160	3,371	1,180

Built-Ins

Appliance Allow.	1	1,897	664

Totals:	67,323	23,564

Notes: 1981 MARLETE MH

ECF (4017 JENNINGS) 1.000 => TCV: 23,564

2026 Est. T.C.V. 009-382-009-00 = 26,564

Est. TCV/Total Floor Area = 27.90, Most recent sale 09/27/2007 for 18,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
10,300	10,300	10,300	4,716	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	0	127	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,300	13,300	13,300	4,843	4,843	0	

009-383-001-00	2026 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 1, 2 & 3 BLK W MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

				* Factors *		LOTS 1, 2, &3		
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100		3,000
198 Actual Front Feet, 0.72 Total Acres						Total Est. Land Value =		9,000

2026 Est. T.C.V. 009-383-001-00	=	9,000

Est. TCV/Total Floor Area = 9.45

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
4,500	4,500	4,500	1,704	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	46	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,500	4,500	4,500	1,750	1,750	0

009-383-004-00	2026 Est. T.C.V.	JENNINGS COMMUNITY CHURCH
Property Class: 401		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 4 BLK W MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	528	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1977

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	768	23,478	16,435

Totals:	23,478	16,435

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 16,435

2026 Est. T.C.V. 009-383-004-00				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-383-005-00	2026 Est. T.C.V.	JENNINGS COMMUNITY CHURCH
Property Class: 401		638 S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 5 BLK W MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	108	71	472
Total Estimated Land Improvements			True Cash Value =	472

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1969

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1568 SF Floor Area = 2144 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,152		
1 Story	Siding	Crawl Space	416		
		Total:		242,339	157,520

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,293	1,490

Plumbing

Average Fixture(s)	1	1,185	770

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 50 Feet	1	3,344	2,174

Porches

CGEP (1 Story)	49	4,337	2,819
CPP	16	414	269

Built-Ins

Appliance Allow.	1	1,897	1,233

Deck

w/Roof (Roof portion)	96	1,578	1,026

Totals:	261,773	170,152

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 170,152

2026 Est. T.C.V.	009-383-005-00	=	0
Est. TCV/Total Floor Area =	0.00, Most recent sale 09/25/2015 for 86,000		
2025 Assessed	MBOR	S.E.V.	Base for Cap
0	0	0	0
			2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped
0	0	0	0
			->Taxable<-
			PRE/MBT
			0

009-383-006-00	2026 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 6, 7, 8, 9 & 10 BLK W MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	330.00	158.00	0.6687	1.0000	50	100		11,034
JENNINGS 50	0.00	158.00	0.6687	1.0000	50	100		0
330 Actual Front Feet, 1.20 Total Acres					Total Est.	Land Value =		11,034

2026 Est. T.C.V. 009-383-006-00 = 11,034

Est. TCV/Total Floor Area = 5.15

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
4,400	4,400	4,400	2,728	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,100	0	0	73	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,500	5,500	5,500	2,801	2,801	0	

009-384-001-00	2026 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W ENTIRE BLK X MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	330.00	158.00	0.5623	1.0000	50	100		9,279
JENNINGS 50	330.00	158.00	0.5623	1.0000	50	100		9,279
660 Actual Front Feet, 2.39 Total Acres							Total Est. Land Value =	18,557

2026 Est. T.C.V. 009-384-001-00 = 18,557

Est. TCV/Total Floor Area = 8.66

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
7,400	7,400	7,400	5,341	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,900	0	144	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
9,300	9,300	9,300	5,485	5,485	0

009-385-001-00	2026 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W ENTIRE BLK Y MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	158.00	330.00	0.8039	1.2022	50	100		7,635
158 Actual Front Feet, 1.20 Total Acres					Total Est.		Land Value =	7,635

2026 Est. T.C.V. 009-385-001-00 = 7,635

Est. TCV/Total Floor Area = 3.56

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
3,100	3,100	3,100	2,728	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	700	0	0	73	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,800	3,800	3,800	2,801	2,801	0	

009-386-006-00	2026 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 6 & 7 BLK Z MITCHELL BROS PLAT VILLAGE OF JENNINGS.
 SPLIT ON 10/30/2019 TO 009-386-008-00
 FORMERLY . SEC 4 T22N R8W LOTS 6, 7 & 8 BLK Z MITCHELL BROS PLAT VILLAGE OF
 JENNINGS.

Split/Comb. on 11/08/2019 completed 11/08/2019 TIM ;
 Parent Parcel(s): 009-386-006-00;
 Child Parcel(s): 009-386-008-00;

Land Value Estimates for Land Table 4103.4103 JENNINGS

		* Factors *		2LOTS		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =						6,000

2026 Est. T.C.V. 009-386-006-00 = 6,000

Est. TCV/Total Floor Area = 2.80

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
3,000	3,000	3,000	1,136	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	30	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,000	3,000	3,000	1,166	1,166	0

009-386-008-00	2026 Est. T.C.V.	CARPENTER DOUGLAS & CHRISTA
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

.SEC 4 T22N R8W LOT 8 BLK Z MITCHELL BROS PLAT VILLAGE OF JENNINGS.
 SPLIT ON 11/08/2019 FROM 009-386-006-00;

Split/Comb. on 11/08/2019 completed 11/08/2019 TIM ;
 Parent Parcel(s): 009-386-006-00;
 Child Parcel(s): 009-386-008-00;

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

2026 Est. T.C.V. 009-386-008-00 = 3,000

Est. TCV/Total Floor Area = 1.40, Most recent sale 10/30/2019 for 4,300

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
1,500	1,500	1,500	568	2.70			
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	0	0	15	0			
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
1,500	1,500	1,500	583	583	0		

009-386-009-00	2026 Est. T.C.V.	CARPENTER DOUGLAS II & CHRISTA
Property Class: 401		355 S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 9 & 10 BLK Z MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

	* Factors *	2 LOTS
Description	Frontage Depth Front Depth	Rate %Adj. Reason Value
<Site Value A> GROUP A 3K		3000 100 3,000
<Site Value A> GROUP A 3K		3000 100 3,000
132 Actual Front Feet, 0.48 Total Acres	Total Est. Land Value =	6,000

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Wood Frame	22.54	448 100	10,098
Wood Frame	24.96	192 50	2,396
Total Estimated Land Improvements	True Cash Value =		12,494

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1998

(11) Heating System: Wall Furnace

Ground Area = 952 SF Floor Area = 952 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	952		
			Total:	60,502	45,982

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	164	1,922	1,461
Plumbing			
Average Fixture(s)	1	1,010	768
3 Fixture Bath	1	2,944	2,237
Water/Sewer			
1000 Gal Septic	1	4,689	3,564
Water Well, 100 Feet	1	5,734	4,358
Built-Ins			
Appliance Allow.	1	2,713	2,062
Totals:		79,514	60,432

Notes: 1998 HOLLYPARK MH

ECF (4017 JENNINGS) 1.000 => TCV: 60,432

2026 Est. T.C.V. 009-386-009-00 = 78,926

Est. TCV/Total Floor Area = 82.91, Most recent sale 10/18/2007 for 30,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
32,000	32,000	32,000	20,573	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,500	0	555	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-
39,500	39,500	39,500	21,128	21,128

009-391-001-00	2026 Est. T.C.V.	MCELHINNEY DONALD
Property Class: 401		274 S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

BEG AT SE COR LOT 1 BLK 1 MITCHELL BROS REVISED PLAT OF JENNINGS, TH S 89 DEG 58'35"W 157.79 FT, N 0 DEG 03'16"W 188.28 FT, N 86 DEG 34'46"E 157.96 FT, S 0 DEG 03'28"E 197.64 FT TO POB.
MITCHELL BROS REVISED PLAT OF JENNINGS (LOTS 1, 2, & PRT OF 3)

05 SPLIT LOTS 4, 5 & OLD MH FOR 06..

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100		3,000
188 Actual Front Feet, 0.68 Total Acres					Total Est. Land Value =			9,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.72	288	50	3,415
Total Estimated Land Improvements True Cash Value =				3,415

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 2001

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1352 SF Floor Area = 1352 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,352		
			Total:	153,999	123,197

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 50 Feet	1	3,344	2,675

Deck

Treated Wood	168	3,558	2,846
Treated Wood	60	1,887	1,510

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 936 33,874 27,099

Built-Ins

Appliance Allow.	1	2,713	2,170

Totals: 209,964 167,968

Notes: 2001 DUTCH MHD

ECF (4017 JENNINGS) 1.000 => TCV: 167,968

2026 Est. T.C.V. 009-391-001-00 = 180,383

Est. TCV/Total Floor Area = 133.42, Most recent sale 08/19/2019 for 94,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
75,300	75,300	75,300	44,148	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	14,900	0	0	1,191	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

90,200

90,200

90,200

45,339

45,339

45,339

009-391-003-00	2026 Est. T.C.V.	RAINBOLT REGINA
Property Class: 401		256 S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

BEG S 89 DEG 58'35"W 157.79 FT & N 0 DEG 03'16"W 188.28 FT FROM SE COR LOT 1 BLK 1 MITCHELL BROS REVISED PLAT OF JENNINGS, N 0 DEG 03'16"W 174.64 FT, N 89 DEG 58'56"E 157.7 FT, S 0 DEG 03'28" E 165.26 FT, S 86 DEG 34'46"W 157.96 FT TO POB.
(LOTS 4 ,5, & PRT. OF LOT3)

MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100		3,000
		0.620 Acres			0	100		0
165 Actual Front Feet, 0.98 Total Acres					Total Est. Land Value =			6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	27.96	120	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1981

(11) Heating System: Wall Furnace
Ground Area = 952 SF Floor Area = 952 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	952		
Expando			100		
Expando			64		
			Total:	66,239	23,182

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	168	1,969	689

Water/Sewer

1000 Gal Septic	1	4,689	1,641
Water Well, 100 Feet	1	5,734	2,007

Deck

Treated Wood	108	2,618	916

Totals:	81,249	28,435

Notes: FAIRMONT #N033794X

ECF (4017 JENNINGS) 1.000 => TCV: 28,435

2026 Est. T.C.V. 009-391-003-00	=	35,375
Est. TCV/Total Floor Area = 37.16, Most recent sale 08/27/2020 for 25,000		
2025 Assessed	MBOR	S.E.V.
14,200	14,200	14,200
2026 New Eq. Adjustment	Loss	Additions
0	3,500	0
2026 Assessed	MBOR	S.E.V.
17,700	17,700	17,700
	Capped	->Taxable<-
	8,170	8,170
		PRE/MBT
		8,170

009-391-006-00	2026 Est. T.C.V.	WEAVER JENIFER M & STRETTON K W
Property Class: 402		N BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 6 BLK 1 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
99 Actual Front Feet, 0.36 Total Acres					Total Est.		Land Value =	3,000

2026 Est. T.C.V. 009-391-006-00 = 3,000

Est. TCV/Total Floor Area = 3.15

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
1,500	1,500	1,500	568	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	15	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,500	1,500	1,500	583	583	0	

009-391-007-00	2026 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		N BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 7 BLK 1 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.00 Total Acres					Total Est.		Land Value =	3,000

2026 Est. T.C.V. 009-391-007-00	=	3,000

Est. TCV/Total Floor Area = 3.15

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
1,500	1,500	1,500	568	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	15	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,500	1,500	1,500	583	583	0

009-391-008-00	2026 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		N BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 8 BLK 1 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	3,000

2026 Est. T.C.V. 009-391-008-00 = 3,000

Est. TCV/Total Floor Area = 3.15

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
1,500	1,500	1,500	568	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	15	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,500	1,500	1,500	583	583	0	

009-391-009-00	2026 Est. T.C.V.	HELSEL JAMES
Property Class: 401		293 S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 9 & 10 BLK 1 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	132.00	158.00	0.8409	1.0000	50	100		5,550
132 Actual Front Feet, 0.48 Total Acres								
Total Est. Land Value =								5,550

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.86	120	50	1,491
Wood Frame	28.69	80	50	1,147
Total Estimated Land Improvements True Cash Value =				2,638

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2009

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1203 SF Floor Area = 1203 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,120		
1 Story	Siding	Slab	83		
Total:				164,603	148,142

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,293	2,064

Plumbing

Average Fixture(s)	1	1,185	1,066

Water/Sewer

1000 Gal Septic	1	4,386	3,947
Water Well, 100 Feet	1	5,415	4,873

Porches

WCP (1 Story)	320	9,853	8,868
WCP (1 Story)	480	14,722	13,250

Built-Ins

Appliance Allow.	1	1,897	1,707

Totals:	204,354	183,917

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 183,917

2026 Est. T.C.V. 009-391-009-00 = 192,105

Est. TCV/Total Floor Area = 159.69, Most recent sale 06/30/2007 for 8,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
81,500	81,500	81,500	39,309	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	14,600	0	1,061	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
96,100	96,100	96,100	40,370	40,370 0

009-391-011-00	2026 Est. T.C.V.	ASBURY ARNOLD
Property Class: 402		N BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 11 BLK 1 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	66.00	158.00	1.0000	1.0000	50	100		3,300
66 Actual Front Feet, 0.24 Total Acres					Total Est.		Land Value =	3,300

2026 Est. T.C.V. 009-391-011-00 = 3,300

Est. TCV/Total Floor Area = 2.74

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
1,300	1,300	1,300	1,017	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	400	0	0	27	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,700	1,700	1,700	1,044	1,044	0	

009-391-012-00	2026 Est. T.C.V.	SCHULTZ KATRINA LEE
Property Class: 401		310 S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 12 BLK 1 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.26	1000	0	0
Wood Frame	28.29	112	50	1,584
Total Estimated Land Improvements				True Cash Value = 1,584

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1968

(11) Heating System: Forced Warm Air

Ground Area = 882 SF Floor Area = 882 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	882		
			Total:	57,589	20,156

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	144	1,688	591

Water/Sewer

1000 Gal Septic	1	4,689	1,641
Water Well, 50 Feet	1	3,344	1,170

Deck

Treated Wood	60	1,887	660
Treated Wood w/Roof (Deck Portion)	18	806	282
Treated Wood w/Roof (Roof portion)	18	397	139

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	660	23,687	8,290

Totals:	94,087	32,929

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 32,929

2026 Est. T.C.V. 009-391-012-00 = 37,513

Est. TCV/Total Floor Area = 42.53, Most recent sale 11/01/1997 for 15,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
14,800	14,800	14,800	12,784	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,000	0	345	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,800	18,800	18,800	13,129	13,129	0	

009-392-002-00	2026 Est. T.C.V.	LITTLE JAMES R & MARGARET J
Property Class: 401		292 S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 1 & 2 BLK 2 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100		3,000
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	31.56	60	50	947
D/W/P: 3.5 Concrete	6.16	128	50	394
Wood Frame	23.98	144	50	1,726
Total Estimated Land Improvements				3,067

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1965

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1440 SF Floor Area = 1440 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,440		
			Total:	168,287	100,972

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Water/Sewer

1000 Gal Septic	1	4,386	2,632
Water Well, 50 Feet	1	3,344	2,006

Porches

CGEP (1 Story)	30	3,312	1,987
Foundation: Shallow	30	-464	-278

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 672 21,329 12,797

Built-Ins

Appliance Allow.	1	1,897	1,138

Deck

Treated Wood	24	1,052	631
Treated Wood	15	658	395

Totals: 204,986 122,991

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 122,991

2026 Est. T.C.V. 009-392-002-00 = 132,058

Est. TCV/Total Floor Area = 91.71, Most recent sale 11/19/2024 for 145,834

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
57,300	57,300	57,300	57,300	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	8,700	0	0	1,547	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
66,000	66,000	66,000	58,847	58,847	58,847	

009-392-003-00	2026 Est. T.C.V.	HELSEL JOSHUA D
Property Class: 401		268 S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 3 & 4 BLK 2 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100		3,000
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	13.12	100	45	590
Total Estimated Land Improvements				590
True Cash Value =				590

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1900

(11) Heating System: Forced Air w/ Ducts

Ground Area = 504 SF Floor Area = 630 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	504		
			Total:	83,390	45,863

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Water/Sewer

1000 Gal Septic	1	4,109	2,260
Water Well, 50 Feet	1	3,344	1,839

Built-Ins

Appliance Allow.	1	1,607	884

Totals: 93,438 51,389

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 51,389

2026 Est. T.C.V. 009-392-003-00 = 57,979

Est. TCV/Total Floor Area = 92.03, Most recent sale 03/07/2011 for 14,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
25,000	25,000	25,000	8,368	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	4,000	0	0	225	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,000	29,000	29,000	8,593	8,593	0	

009-392-005-00	2026 Est. T.C.V.	CALE KENNETH P SR & BONNIE
Property Class: 401		250 S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 5 BLK 2 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.78	192	50	1,899
Total Estimated Land Improvements				True Cash Value = 1,899

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1880

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 576 SF Floor Area = 576 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	576		
			Total:	69,682	41,810

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Water/Sewer

1000 Gal Septic	1	4,109	2,465
Water Well, 50 Feet	1	3,344	2,006

Porches

CGEP (1 Story)	160	8,840	5,304
WCP (1 Story)	160	5,874	3,524

Built-Ins

Appliance Allow.	1	1,607	964

Totals: 94,444 56,666

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 56,666

2026 Est. T.C.V. 009-392-005-00 = 61,565

Est. TCV/Total Floor Area = 106.88

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
26,500	26,500	26,500	7,607	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,300	0	205	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,800	30,800	30,800	7,812	7,812	7,812	

009-392-006-00	2026 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 6, 7, 8, 9, 10, 11 BLK 2 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

6 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	396.00	158.00	0.6389	1.0000	50	100		12,651
396 Actual Front Feet, 1.44 Total Acres					Total Est.		Land Value =	12,651

2026 Est. T.C.V. 009-392-006-00

= 12,651

Est. TCV/Total Floor Area = 21.96

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,100	5,100	5,100	3,182	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,200	0	85	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,300	6,300	6,300	3,267	3,267	0	

009-392-012-00	2026 Est. T.C.V.	ERICKSON ROSE M
Property Class: 401		328 S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 12 BLK 2 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1984

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	672	18,567	16,710
No Concrete Floor	672	-3,669	-3,302

Totals: 14,898 13,408

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 13,408

2026 Est. T.C.V. 009-392-012-00 = 16,408

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
7,700	7,700	7,700	3,384	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	91	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,200	8,200	8,200	3,475	3,475	3,475	

009-393-001-00	2026 Est. T.C.V.	GUNNERSON GAY H
Property Class: 401		286 S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOTS 1 & 2 BLK 3 MITCHELL BROS REVISED PLAT OF JENNINGS.

99 SPLIT TO 005-00 FOR 00 (HOUSE. WW. SS1)
00 SPLIT TO 003-00 FOR 01 (1 MH)

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100		3,000
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	25	250
Total Estimated Land Improvements True Cash Value =				250

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1976

(11) Heating System: Wall Furnace

Ground Area = 882 SF Floor Area = 882 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	882		
Expando			192		
Expando			216		
Total:				61,219	21,427

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	783	274

Water/Sewer

1000 Gal Septic	1	4,109	1,438
Water Well, 100 Feet	1	5,150	1,802

Built-Ins

Appliance Allow.	1	1,607	562

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	1200	22,464	7,862

Totals: 95,332 33,365

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 33,365

2026 Est. T.C.V. 009-393-001-00 = 39,615

Est. TCV/Total Floor Area = 44.91

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
16,000	16,000	16,000	7,451	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,800	0	0	201	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,800	19,800	19,800	7,652	7,652	7,652	

009-393-003-00	2026 Est. T.C.V.	SCHWARTZ HEATHER
Property Class: 401		274 S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 3 & S 1/2 LOT 4 BLK 3 MITCHELL BROS REVISED PLAT OF JENNINGS.

00 SPLIT FROM 001-00 FOR 01

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	50	SOUTH 1/2	1,500
99 Actual Front Feet, 0.36 Total Acres					Total Est. Land Value =			4,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.90	128	25	701
Wood Frame	23.38	96	25	561
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/WOOF/6SL	29.00	40	50	580
Total Estimated Land Improvements True Cash Value =				1,842

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1975

(11) Heating System: Wall Furnace

Ground Area = 924 SF Floor Area = 924 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	924		
			Total:	45,570	15,950

Other Additions/Adjustments

Water/Sewer

1000 Gal Septic	1	4,109	1,438
Water Well, 50 Feet	1	3,344	1,170

Totals: 53,023 18,558

Notes: 2022 USED HUD PLACED ON SITE, REMOVE AND REBUILD EXTERIOR WALLS AND ROOF.

ECF (4017 JENNINGS) 1.000 => TCV: 18,558

2026 Est. T.C.V. 009-393-003-00 = 24,900

Est. TCV/Total Floor Area = 26.95

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
9,900	9,900	9,900	5,868	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,600	0	0	158	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,500	12,500	12,500	6,026	6,026	6,026	

009-393-005-00	2026 Est. T.C.V.	GIBSON GAIL ELAINE
Property Class: 401		250 S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 5 & N 1/2 OF LOT 4 BLK 3 MITCHELL BROS REVISED PLAT OF JENNINGS.

99 SPLIT FROM 001-00 FOR 00

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	50	1/2 LOT	1,500
99 Actual Front Feet, 0.36 Total Acres					Total Est. Land Value =			4,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	26.22	96	50	1,258
Metal Prefab	17.40	80	50	696
Total Estimated Land Improvements True Cash Value =				1,954

Cost Est. for Res. Bldg: 1 Single Family 1+S Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 768 SF Floor Area = 768 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Basement	768		
Total:				118,472	71,084

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Water/Sewer

1000 Gal Septic	1	4,386	2,632
Water Well, 50 Feet	1	3,344	2,006

Porches

WGEP (1 Story)	128	11,017	6,610
Foundation: Shallow	128	-1,001	-601

Deck

Treated Wood	60	1,843	1,106

Built-Ins

Appliance Allow.	1	1,897	1,138

Totals: 141,143 84,686

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 84,686

2026 Est. T.C.V. 009-393-005-00 = 91,140

Est. TCV/Total Floor Area = 118.67, Most recent sale 10/17/2019 for 42,022

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
39,000	39,000	39,000	9,255	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	6,600	0	0	249	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,600	45,600	45,600	9,504	9,504	9,504	

009-394-001-00	2026 Est. T.C.V.	WARREN CATHLEEN
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 1 BLK 4 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.98	198	20	870
Total Estimated Land Improvements				870

2026 Est. T.C.V. 009-394-001-00 = 3,870

Est. TCV/Total Floor Area = 5.04, Most recent sale 08/08/2008 for 2,300

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
1,900	1,900	1,900	568	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	15	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,900	1,900	1,900	583	583	0	

009-394-002-00	2026 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. BLOCK 4 EXC LOT 1 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	264.00	158.00	0.7071	1.0000	50	100		9,334
264 Actual Front Feet, 0.96 Total Acres							Total Est. Land Value =	9,334

2026 Est. T.C.V. 009-394-002-00 = 9,334

Est. TCV/Total Floor Area = 12.15

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
3,700	3,700	3,700	2,273	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	61	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,700	4,700	4,700	2,334	2,334	0	

009-395-001-00	2026 Est. T.C.V.	CALE KENNETH P & BONNIE L
Property Class: 401		250 S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 1 BLK 5 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.60	240	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1973

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Water/Sewer

1000 Gal Septic	1	4,386	2,632
Water Well, 50 Feet	1	3,344	2,006

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	672	23,910	14,346

Totals:	31,640	18,984

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 18,984

2026 Est. T.C.V. 009-395-001-00 = 22,934

Est. TCV/Total Floor Area = 0.00, Most recent sale 03/01/1996 for 1,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
10,500	10,500	10,500	4,055	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	109	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
11,500	11,500	11,500	4,164	4,164	4,164

009-395-002-00	2026 Est. T.C.V.	CALE PAUL A
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 2 BLK 5 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

2026 Est. T.C.V. 009-395-002-00 = 3,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/29/2021 for 3,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
1,500	1,500	1,500	568	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	15	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,500	1,500	1,500	583	583	0	

009-395-003-00	2026 Est. T.C.V.	MCMASTER NANCY IRENE & MICHAEL A
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 3 BLK 5 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

2026 Est. T.C.V. 009-395-003-00 = 3,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/15/2016 for 700

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
1,500	1,500	1,500	568	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	15	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,500	1,500	1,500	583	583	0	

009-395-004-00	2026 Est. T.C.V.	NYBERG EMIL A
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 4 BLK 5 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

2026 Est. T.C.V. 009-395-004-00 = 3,000

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
1,500	1,500	1,500	568	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	15	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,500	1,500	1,500	583	583	0	

009-395-005-00	2026 Est. T.C.V.	MCMASTER MICHAEL & NANCY
Property Class: 401		174 S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 5 BLK 5 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.54	240	94	4,860
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				5,810

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls CD	Blt 1986

(11) Heating System: Forced Heat & Cool
 Ground Area = 896 SF Floor Area = 896 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	896		
			Total:	132,257	92,580

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,293	1,605

Plumbing

Average Fixture(s)	1	1,185	829
3 Fixture Bath	1	3,721	2,605

Water/Sewer

1000 Gal Septic	1	4,386	3,070
Water Well, 50 Feet	1	3,344	2,341

Deck

Treated Wood	360	5,735	4,014

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Basement Garage: 1 Car	1	2,651	1,856

Built-Ins

Appliance Allow.	1	1,897	1,328

Totals:	157,469	110,228

Notes:

ECF (4017 JENNINGS) 1.000 => TCV:	110,228

2026 Est. T.C.V. 009-395-005-00	=	119,038

Est. TCV/Total Floor Area = 132.85, Most recent sale 05/04/2005 for 40,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
51,300	51,300	51,300	20,992	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,200	0	566	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
59,500	59,500	59,500	21,558	21,558	21,558

009-395-006-00	2026 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 6, 7, 8, 9 & 10 BLK 5 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

5 LOTS 66' X158' EACH

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	158.00	330.00	0.8039	1.2022	50	100		7,635
158 Actual Front Feet, 1.20 Total Acres					Total Est.		Land Value =	7,635

2026 Est. T.C.V. 009-395-006-00

= 7,635

Est. TCV/Total Floor Area = 8.52

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
3,100	3,100	3,100	2,728	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	700	0	73	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,800	3,800	3,800	2,801	2,801	0

009-396-001-00	2026 Est. T.C.V.	MCNAUGHTON RONALD DEAN
Property Class: 401		198 S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 1,2 & 3 BLK 6 MITCHELL BROS REVISED PLAT OF JENNINGS.

12-10-07 Combined 009-396-003-00 with this pcl for 2008.

Land Value Estimates for Land Table 4103.4103 JENNINGS

	* Factors *	LOTS 1,2,3 BLK 6	
Description	Frontage Depth	Front Depth	Rate %Adj. Reason Value
<Site Value A> GROUP A 3K			3000 100 3,000
<Site Value A> GROUP A 3K			3000 100 3,000
<Site Value A> GROUP A 3K			3000 100 3,000
198 Actual Front Feet, 0.72 Total Acres		Total Est. Land Value =	9,000

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Wood Frame	26.29	160 50	2,103
Total Estimated Land Improvements	True Cash Value =		2,103

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1993

(11) Heating System: Forced Warm Air
 Ground Area = 980 SF Floor Area = 980 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	980		
			Total:	64,709	35,589

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	168	1,969	1,083
Plumbing			
3 Fixture Bath	1	2,944	1,619
Water/Sewer			
1000 Gal Septic	1	4,689	2,579
Water Well, 50 Feet	1	3,344	1,839
Deck			
Treated Wood	159	3,433	1,888
Totals:		81,088	44,597

Notes: 1993 COLONY MH

ECF (4017 JENNINGS) 1.000 => TCV: 44,597

2026 Est. T.C.V. 009-396-001-00	=	55,700
Est. TCV/Total Floor Area = 56.84, Most recent sale 10/28/2020 for 15,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
22,200 22,200 22,200 12,502 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 5,700 0 0 337 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
27,900 27,900 27,900 12,839 12,839 12,839		

009-396-004-00	2026 Est. T.C.V.	HILL PAMELA J LIVING TRUST
Property Class: 401		186 S CRAPO ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. LOT 4 BLK 6 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.32	60	50	849

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				1,819

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1938

(11) Heating System: Forced Air w/ Ducts

Ground Area = 576 SF Floor Area = 720 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	576		
			Total:	80,147	48,088

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Water/Sewer

1000 Gal Septic	1	4,109	2,465
Water Well, 50 Feet	1	3,344	2,006

Porches

CGEP (1 Story)	96	6,202	3,721

Built-Ins

Appliance Allow.	1	1,607	964

Totals: 96,397 57,837

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 57,837

2026 Est. T.C.V. 009-396-004-00 = 62,656

Est. TCV/Total Floor Area = 87.02

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
27,000	27,000	27,000	8,876	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,300	0	239	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
31,300	31,300	31,300	9,115	9,115	0	

009-396-005-00	2026 Est. T.C.V.	SMITH DEBRA JO
Property Class: 401		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 5 BLK 6 MITCHELL BROS REVISED PLAT OF JENNINGS.

Split/Comb. on 05/14/2024 completed 05/14/2024 TIM ;
 Parent Parcel(s): 009-397-001-00, 009-396-005-00, 009-397-012-00;
 Child Parcel(s): 009-397-001-01;

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =			3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	29.97	48	50	719
Total Estimated Land Improvements True Cash Value =				719

2026 Est. T.C.V. 009-396-005-00 = 3,719

Est. TCV/Total Floor Area = 5.17, Most recent sale 12/18/2015 for 8,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
1,900	1,900	1,900	618	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	16	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,900	1,900	1,900	634	634	0	

009-396-006-00	2026 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 6 BLK 6 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

2026 Est. T.C.V. 009-396-006-00 = 3,000

Est. TCV/Total Floor Area = 4.17

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
1,500	1,500	1,500	568	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	15	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,500	1,500	1,500	583	583	0	

009-396-007-00
 Property Class: 402
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

PITT BRUCE W & BETHANY S
 N BALDWIN ST
 LAKE CITY, MI 49651

. LOT 7 BLK 6 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

2026 Est. T.C.V. 009-396-007-00 = 3,000

Est. TCV/Total Floor Area = 4.17, Most recent sale 09/01/2022 for 1,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
1,500	1,500	1,500	927	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	25	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,500	1,500	1,500	952	952	952	

009-396-008-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

PITT BRUCE W & BETHANY S
221 S BALDWIN ST
LAKE CITY, MI 49651

. LOTS 8, 9 & 10 BLK 6 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

		* Factors *		LOTS 8, 9 & 10			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
JENNINGS 50	77.00	158.00	0.7311	1.0000	50	100	
JENNINGS 50	77.00	158.00	0.7311	1.0000	50	100	
JENNINGS 50	77.00	158.00	0.7311	1.0000	50	100	
231 Actual Front Feet, 0.84 Total Acres					Total Est. Land Value =		8,444

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1948

(11) Heating System: Forced Air w/ Ducts
Ground Area = 846 SF Floor Area = 1058 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	846		
Total:				125,966	69,280

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Water/Sewer

1000 Gal Septic	1	4,109	2,260
Water Well, 50 Feet	1	3,344	1,839

Porches

WCP (1 Story)	48	2,619	1,440

Built-Ins

Appliance Allow.	1	1,607	884

Deck

w/Roof (Roof portion)	70	1,097	603

Totals: 139,730 76,849

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 76,849

2026 Est. T.C.V. 009-396-008-00 = 85,293

Est. TCV/Total Floor Area = 80.62, Most recent sale 11/30/2020 for 28,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
35,800	35,800	35,800	22,278	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,800	0	601	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,600	42,600	42,600	22,879	22,879	22,879	

009-397-001-00 2026 Est. T.C.V. SMITH TAMMY JO
 Property Class: 401 150 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

RETIRED 2025 COMBINED WITH 396-005-00 & 397-012-00 INTO 397-001-01 FORMERLY. LOT
 1 BLK 7 MITCHELL BROS REVISED PLAT OF JENNINGS.

Split/Comb. on 05/14/2024 completed 05/14/2024 TIM ;
 Parent Parcel(s): 009-397-001-00, 009-396-005-00, 009-397-012-00;
 Child Parcel(s): 009-397-001-01;

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =			3,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D-10 Blt 1938

(11) Heating System: No Heating/Cooling
 Ground Area = 752 SF Floor Area = 752 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Mich Bsmnt.	752		
			Total:	84,418	51,506

Other Additions/Adjustments

Water/Sewer

1000 Gal Septic	1	4,109	2,260
Water Well, 50 Feet	1	3,344	1,839

Porches

CGEP (1 Story)	224	11,299	6,214

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	312	10,976	6,037

Fireplaces

Wood Stove	1	1,745	960

Deck

w/Roof (Roof portion)	144	2,066	1,136

Totals: 117,957 64,884

Notes: 2016 REPLACEMENT WINDOWS

ECF (4017 JENNINGS) 1.000 => TCV: 64,884

2026 Est. T.C.V. 009-397-001-00 = 67,884

Est. TCV/Total Floor Area = 90.27, Most recent sale 12/18/2015 for 8,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
30,100	30,100	30,100	8,313	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,800	0	0	224	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,900	33,900	33,900	8,537	8,537	0	

009-397-002-00	2026 Est. T.C.V.	GETTY DANIEL RUSSELL &
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 2, 3, AND 4 BLK 7 MITCHELL BROS REVISED PLAT OF JENNINGS.
 12/2023 COMBINE LOTS 2, 3 & 4 TO 009-397-002-00
 FORMERLY LOT 2 BLK 7 MITCHELL BROS REVISED PLAT OF JENNINGS.

12/2023 COMBINE LOTS 2, 3 & 4 TO 009-397-002-00

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100		3,000
198 Actual Front Feet, 0.72 Total Acres					Total Est. Land Value =			9,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wire Mesh, #9	3.73	150	94	526
Total Estimated Land Improvements True Cash Value =				526

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 2007

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	300	12,372	10,516
No Concrete Floor	240	-1,438	-1,222

Water/Sewer

Water Well, 50 Feet	1	3,344	2,842

Deck

w/Roof (Roof portion)	60	1,045	888

Totals:	15,323	13,024

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 13,024

2026 Est. T.C.V. 009-397-002-00 = 22,550

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/01/2002 for 2,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
10,400	10,400	10,400	3,923	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	900	0	105	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
11,300	11,300	11,300	4,028	4,028	0

009-397-006-00	2026 Est. T.C.V.	SHERMAN JESSICA
Property Class: 401		10131 W LAUREL ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 6 & 7 BLK 7 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100		3,000
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.72	288	50	3,415
Total Estimated Land Improvements				True Cash Value = 3,415

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C -5 Blt 1972

(11) Heating System: Forced Air w/ Ducts

Ground Area = 748 SF Floor Area = 1122 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	748		
			Total:	132,630	86,221

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174

Porches

WCP (1 Story)	42	2,967	1,929
Foundation: Shallow	42	-567	-369

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Totals: 156,581 101,789

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 101,789

2026 Est. T.C.V. 009-397-006-00 = 111,204

Est. TCV/Total Floor Area = 99.11, Most recent sale 09/30/2016 for 35,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
48,300	48,300	48,300	21,862	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,300	0	590	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
55,600	55,600	55,600	22,452	22,452	22,452

009-397-008-00 2026 Est. T.C.V. ANDRAS DARRON & CARLA
 Property Class: 401 125 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

LOTS 8 & 9 BLK 7 MITCHELL BROS REVISED PLAT OF JENNINGS.

99 COMBO W/008-00 FOR 00

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100		3,000
198 Actual Front Feet, 0.72 Total Acres							Total Est. Land Value =	6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.01	184	0	0
Wood Frame	22.16	120	50	1,329
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	100	1,000
Total Estimated Land Improvements True Cash Value =				2,329

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1970

(11) Heating System: Wall Furnace

Ground Area = 672 SF Floor Area = 672 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	672		
			Total:	37,434	13,102

Other Additions/Adjustments

Water/Sewer

1000 Gal Septic	1	4,109	1,438
Water Well, 50 Feet	1	3,344	1,170

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	540	11,794	4,128
No Concrete Floor	540	-2,948	-1,032

Deck

w/Roof (Roof portion)	684	8,331	2,916

Totals: 62,064 21,722

Notes: 1970 PARKWOOD MH

ECF (4017 JENNINGS) 1.000 => TCV: 21,722

2026 Est. T.C.V. 009-397-008-00 = 30,051

Est. TCV/Total Floor Area = 44.72, Most recent sale 03/01/2001 for 20,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
12,400	12,400	12,400	5,961	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	2,600	0	0	160	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,000	15,000	15,000	6,121	6,121	6,121	

009-397-010-00	2026 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 10 & 11 BLK 7 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100		3,000
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	6,000

2026 Est. T.C.V. 009-397-010-00 = 6,000

Est. TCV/Total Floor Area = 8.93

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
3,000	3,000	3,000	1,136	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	30	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,000	3,000	3,000	1,166	1,166	0	

009-397-012-00	2026 Est. T.C.V.	SMITH TAMMY JO
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 12 BLK 7 MITCHELL BROS REVISED PLAT OF JENNINGS.

Split/Comb. on 05/14/2024 completed 05/14/2024 TIM ;
 Parent Parcel(s): 009-397-001-00, 009-396-005-00, 009-397-012-00;
 Child Parcel(s): 009-397-001-01;

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =			3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.57	128	50	1,572
Total Estimated Land Improvements True Cash Value =				1,572

2026 Est. T.C.V. 009-397-012-00 = 4,572

Est. TCV/Total Floor Area = 6.80

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
2,300	2,300	2,300	618	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	16	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,300	2,300	2,300	634	634	0	

009-398-001-00
 Property Class: 402
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

MCMASTER MICHAEL & NANCY
 138 S BALDWIN ST
 LAKE CITY, MI 49651

. LOTS 1, 2 & 12 BLK 8 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100		3,000
198 Actual Front Feet, 0.72 Total Acres							Total Est. Land Value =	9,000

2026 Est. T.C.V. 009-398-001-00 = 9,000

Est. TCV/Total Floor Area = 13.39, Most recent sale 05/01/1997 for 21,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
4,500	4,500	4,500	1,704	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	46	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,500	4,500	4,500	1,750	1,750	1,750

009-398-004-00	2026 Est. T.C.V.	ATWOOD CRYSTA MAY
Property Class: 401		100 S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 3,4 & 5 BLK 8 MITCHELL BROS REVISED PLAT OF JENNINGS.
2006 COMBINED W/398-003-00 FOR 2007.

2006 COMBINED W/398-003-00 FOR 2007.

Land Value Estimates for Land Table 4103.4103 JENNINGS

		* Factors *		LOTS 3,4&5		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
198 Actual Front Feet, 0.72 Total Acres					Total Est. Land Value =	9,000

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1977

(11) Heating System: Forced Warm Air
Ground Area = 1200 SF Floor Area = 1200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	1200		
			Total:	57,114	19,990
Other Additions/Adjustments					
Deck					
Treated Wood			224	4,115	1,440
			Totals:	61,229	21,430

Notes: RELOCATED 1977 HUD

ECF (4017 JENNINGS) 1.000 => TCV: 21,430
20% Completed => Est. True Cash Value 2026 = 4,286

2026 Est. T.C.V. 009-398-004-00				=	13,286
Est. TCV/Total Floor Area = 11.07, Most recent sale 07/17/2023 for 25,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
4,500	4,500	4,500	2,783	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
2,100	0	2,100	75	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,600	6,600	6,600	4,958	4,958	0

. LOTS 6, 7, 8, 9, 10 & 11 BLK 8 MITCHELL BROS REVISED PLAT OF JENNINGS.

6 LOTS

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	3,200	3,200	3,200	3,182	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	800	0	0	85	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	4,000	4,000	4,000	3,267	3,267	0	

009-399-001-00	2026 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 1, 3, 4, 5 & 12 BLK 9 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	158.00	330.00	0.8039	1.2022	50	100		7,635
158 Actual Front Feet, 1.20 Total Acres					Total Est.		Land Value =	7,635

2026 Est. T.C.V. 009-399-001-00 = 7,635

Est. TCV/Total Floor Area = 6.36

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
3,100	3,100	3,100	2,728	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	700	0	73	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,800	3,800	3,800	2,801	2,801	0	

009-399-002-00	2026 Est. T.C.V.	ROMIG GERALD
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 2 BLK 9 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

2026 Est. T.C.V. 009-399-002-00 = 3,000

Est. TCV/Total Floor Area = 2.50, Most recent sale 04/01/2016 for 100

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
1,500	1,500	1,500	568	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	15	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,500	1,500	1,500	583	583	0	

009-400-001-00	2026 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. ENTIRE BLK 10 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

LOTS 1, 3 & 3

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100		3,000
238 Actual Front Feet, 0.86 Total Acres							Total Est. Land Value =	9,000

2026 Est. T.C.V. 009-400-001-00

= 9,000

Est. TCV/Total Floor Area = 7.50

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
4,500	4,500	4,500	1,704	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	46	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,500	4,500	4,500	1,750	1,750	0	

009-401-001-00	2026 Est. T.C.V.	THIEBAUT LORI A
Property Class: 401		96 S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 1 & 2 BLK 11 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100		3,000
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	31.56	24	0	0
Wood Frame	23.98	144	50	1,726
Metal Prefab	19.27	60	50	578

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,254

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1927

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1032 SF Floor Area = 1122 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	360		
1 Story	Siding	Crawl Space	456		
1 Story	Siding	Crawl Space	216		
		Total:		131,638	85,564

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 100 Feet	1	5,415	3,520

Porches

WSEP (1 Story)	96	5,451	3,543
WPP	20	980	637

Deck

Treated Wood	112	2,630	1,709

Built-Ins

Appliance Allow.	1	1,897	1,233

Totals: 153,582 99,827

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 99,827

2026 Est. T.C.V. 009-401-001-00 = 109,081

Est. TCV/Total Floor Area = 97.22, Most recent sale 11/03/2023 for 100,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
47,500	47,500	47,500	36,909	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,000	0	996	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,500	54,500	54,500	37,905	37,905	0	

009-401-003-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

INDIAN LAKES L C
S BAGLEY ST
LAKE CITY, MI 49651

. LOTS 3, 8 & 9 BLK 11 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

LOT 8, 9, 3

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	GROUP A	3K			3000	100		3,000
<Site Value A>	GROUP A	3K			3000	100		3,000
<Site Value A>	GROUP A	3K			3000	100		3,000
264 Actual Front Feet, 0.96 Total Acres					Total Est. Land Value =			9,000

2026 Est. T.C.V. 009-401-003-00 = 9,000

Est. TCV/Total Floor Area = 8.02

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	4,500	4,500	4,500	1,704	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	46	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	4,500	4,500	4,500	1,750	1,750	0

009-401-010-00	2026 Est. T.C.V.	PRINGER JERRY
Property Class: 401		LAUREL ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 10 BLK 11 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est.		Land Value =	3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.37	144	20	615
Total Estimated Land Improvements			True Cash Value =	615

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1938

(11) Heating System: Space Heater

Ground Area = 728 SF Floor Area = 728 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	728		
			Total:	82,702	45,485

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Water/Sewer

1000 Gal Septic	1	4,109	2,260
Water Well, 50 Feet	1	3,344	1,839

Porches

WSEP (1 Story)	132	6,282	3,455
Foundation: Shallow	132	-1,007	-554
WCP (1 Story)	36	2,296	1,263
Foundation: Shallow	36	-513	-282

Deck

Treated Wood	30	1,245	685

Built-Ins

Appliance Allow.	1	1,607	884

Totals: 101,053 55,578

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 55,578

2026 Est. T.C.V. 009-401-010-00 = 59,193

Est. TCV/Total Floor Area = 81.31

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
25,400	25,400	25,400	6,593	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,200	0	178	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,600	29,600	29,600	6,771	6,771	0	

009-402-008-00	2026 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 8 & 9 BLK 12 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors * LOT 8 & 9

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100		3,000
161 Actual Front Feet, 0.58 Total Acres							Total Est. Land Value =	6,000

2026 Est. T.C.V. 009-402-008-00 = 6,000

Est. TCV/Total Floor Area = 8.24

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
3,000	3,000	3,000	1,136	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	30	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,000	3,000	3,000	1,166	1,166	0	

009-402-010-00	2026 Est. T.C.V.	TAYLOR WILLIAM (LE) ETAL
Property Class: 401		10132 W LAUREL ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 10 BLK 12 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est.		Land Value =	3,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1981

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 936 SF Floor Area = 936 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	936		
			Total:	103,041	66,976

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	949	617

Water/Sewer

1000 Gal Septic	1	3,947	2,566
Water Well, 50 Feet	1	3,212	2,088

Porches

CCP (1 Story)	208	4,582	3,482	*76% Good
WGEP (1 Story)	40	4,772	3,102	
WPP	15	665	432	

Built-Ins

Appliance Allow.	1	1,543	1,003

Totals: 122,711 80,266

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 80,266

2026 Est. T.C.V. 009-402-010-00 = 83,266

Est. TCV/Total Floor Area = 88.96

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
36,200	36,200	36,200	15,515	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,400	0	418	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,600	41,600	41,600	15,933	15,933	15,933	

009-403-001-00	2026 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. ENTIRE BLK 13 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	292.00	275.00	0.6895	1.1486	50	100		11,563
292 Actual Front Feet, 1.84 Total Acres					Total Est.		Land Value =	11,563

2026 Est. T.C.V. 009-403-001-00 = 11,563

Est. TCV/Total Floor Area = 12.35

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
4,600	4,600	4,600	2,500	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,200	0	67	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,800	5,800	5,800	2,567	2,567	0	

. E 1/2 LOT 1 BLK K MITCHELL BROS REVISED PLAT OF JENNINGS.

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	50	E 1/2	1,500
66 Actual Front Feet, 0.12 Total Acres					Total Est.		Land Value =	1,500

Est. TCV/Total Floor Area = 1.60, Most recent sale 04/06/2018 for 82,473

2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM	
	800		800	800	340	2.70	
2026	New	Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
	0		0	0	0	9	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	800		800	800	349	349	349

009-411-002-00	2026 Est. T.C.V.	MORRIS WILLIAM
Property Class: 401		352 S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 2 & 3 BLK K MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100		3,000
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	304	67	1,255
Wood Frame	23.98	144	50	1,726
Total Estimated Land Improvements				True Cash Value = 2,981

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1920

(11) Heating System: Forced Air w/o Ducts

Ground Area = 725 SF Floor Area = 1088 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	725		
			Total:	132,952	79,772

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Water/Sewer

1000 Gal Septic	1	4,386	2,632
Water Well, 50 Feet	1	3,344	2,006

Porches

WGEF (1 Story)	112	10,110	6,066
CGEP (1 Story)	48	4,304	2,582

Deck

Treated Wood	108	2,554	1,532
Treated Wood	40	1,506	904
w/Roof (Roof portion)	180	2,750	1,650

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	960	27,965	16,779

Built-Ins

Appliance Allow.	1	1,897	1,138

Totals: 192,953 115,772

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 115,772

2026 Est. T.C.V. 009-411-002-00 = 124,753

Est. TCV/Total Floor Area = 114.66, Most recent sale 04/06/2018 for 82,473

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
54,200	54,200	54,200	28,179	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,200	0	0	760	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
62,400	62,400	62,400	28,939	28,939	28,939	

009-411-004-00	2026 Est. T.C.V.	BAIRD BONNIE
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 4 BLK K MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

2026 Est. T.C.V. 009-411-004-00 = 3,000

Est. TCV/Total Floor Area = 2.76, Most recent sale 01/15/2015 for 3,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
1,500	1,500	1,500	568	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	15	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,500	1,500	1,500	583	583	0	

009-411-005-00	2026 Est. T.C.V.	BAIRD BONNIE &
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 5 BLK K MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

2026 Est. T.C.V. 009-411-005-00	=	3,000

Est. TCV/Total Floor Area = 2.76

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
1,500	1,500	1,500	568	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	15	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,500	1,500	1,500	583	583	0

INDIAN LAKES L C
S BALDWIN ST
LAKE CITY, MI 49651

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	2,200	2,200	2,200	1,876	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	600	0	0	50	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	2,800	2,800	2,800	1,926	1,926	0	

009-411-008-00	2026 Est. T.C.V.	ROMIG GERALD
Property Class: 401		10132 W POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 8, 9 & 10 BLK K MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *				LOTS 8, 9, & 10		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
198 Actual Front Feet, 0.72 Total Acres					Total Est. Land Value =	9,000

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Wood Frame	27.50	64 50	880
Total Estimated Land Improvements True Cash Value =			880

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1890

Description of Occupancy: CHURCH

Costs are taken from the Auditoriums cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Low Cost
Stories: 1 Story Height: 10 Perimeter: 254

Base Rate for Upper Floors = 97.75

Semi-Finished Basement Basement, Base Rate for Basement = 90.85

(Basement Fireproofing Rate = 0.00)

(10) Heating system: Forced Air Furnace Cost/SqFt: 17.27 100%

Bsmnt Heating system: Forced Air Furnace Cost/SqFt: 21.70

Adjusted Square Foot Cost for Upper Floors = 115.02

Adjusted Square Foot Cost for Basement = 112.55

Total Floor Area: 2,602	Base Cost New of Upper Floors =	299,283
Basement Area: 2,000	Base Cost New of Basement =	225,100

Reproduction/Replacement Cost =		524,383
Eff.Age:45	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0	
Total Depreciated Cost =		183,534

ECF (4017 JENNINGS)	1.000 => TCV of Bldg: 1 =	183,534
Replacement Cost/Floor Area= 201.53	Est. TCV/Floor Area= 70.54	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 183,534

2026 Est. T.C.V. 009-411-008-00 = 193,414

Est. TCV/Total Floor Area = 74.33, Most recent sale 12/05/2014 for 10,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
76,000	76,000	76,000	25,150	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	20,700	0	0	679	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
96,700	96,700	96,700	25,829	25,829	0

009-412-001-00	2026 Est. T.C.V.	MOSHER LORI
Property Class: 401		10174 W POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 1 & 2 BLK L MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *				LOTS 1 & 2		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
132 Actual Front Feet, 0.48 Total Acres					Total Est. Land Value =	6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.19	240	50	2,303
Total Estimated Land Improvements True Cash Value =				2,303

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1948

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1008 SF Floor Area = 1008 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,008		
			Total:	130,418	71,730

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Water/Sewer

1000 Gal Septic	1	4,109	2,260
Water Well, 50 Feet	1	3,344	1,839

Porches

CGEP (1 Story)	36	3,337	1,835

Deck

Treated Wood	244	4,343	2,389

Built-Ins

Appliance Allow.	1	1,607	884

Totals: 148,146 81,480

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 81,480

2026 Est. T.C.V. 009-412-001-00

= 89,783

Est. TCV/Total Floor Area = 89.07

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
38,500	38,500	38,500	11,157	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,400	0	301	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
44,900	44,900	44,900	11,458	11,458	11,458

009-412-003-00	2026 Est. T.C.V.	ERICKSON ROSE M
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 3 BLK L MITCHELL BROS REVISED PLAT OF JENNINGS

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
		0.00	Total Acres		Total Est.		Land Value =	3,000

2026 Est. T.C.V. 009-412-003-00 = 3,000

Est. TCV/Total Floor Area = 2.98

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
1,500	1,500	1,500	568	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	15	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,500	1,500	1,500	583	583	583	

009-412-004-00	2026 Est. T.C.V.	ERICKSON ROSE M
Property Class: 401		328 S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 4 & 5 BLK L MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

		* Factors *	LOTS 4 & 5		
Description	Frontage	Depth	Front	Depth	Value
<Site Value A> GROUP A 3K			3000	100	3,000
<Site Value A> GROUP A 3K			3000	100	3,000
132 Actual Front Feet, 0.48 Total Acres					Total Est. Land Value = 6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.88	312	50	3,257
Wood Frame	24.79	122	50	1,512
Total Estimated Land Improvements True Cash Value =				4,769

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1975

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1516 SF Floor Area = 1516 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,516		
Total:				201,325	140,926

Other Additions/Adjustments

Water/Sewer			
1000 Gal Septic	1	4,386	3,070
Water Well, 50 Feet	1	3,344	2,341

Porches

CCP (1 Story)	40	1,222	855
WSEP (1 Story)	192	9,304	6,513

Totals: 219,581 153,705

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 153,705

2026 Est. T.C.V. 009-412-004-00 = 164,474

Est. TCV/Total Floor Area = 108.49

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
70,100	70,100	70,100	23,340	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,100	0	630	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
82,200	82,200	82,200	23,970	23,970	23,970

009-412-006-00	2026 Est. T.C.V.	CROSBY AIVA GRACE
Property Class: 401		10208 W POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 6, 7, 8, 9 & 10 BLK L MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

LOTS 6, 7, 8, 9 & 10

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100	SURPLUS 3 LOTS	3,000
330 Actual Front Feet, 1.20 Total Acres							Total Est. Land Value =	9,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.58	160	0	0
Wood Frame	41.30	80	50	1,652
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,602

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 1975

(11) Heating System: Forced Warm Air

Ground Area = 1380 SF Floor Area = 1380 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	780		
Addition	Siding	Crawl	600		
Total:				124,759	43,665

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical 144 1,774 621

Plumbing

Average Fixture(s)	1	1,293	453
3 Fixture Bath	1	3,780	1,323

Water/Sewer

1000 Gal Septic	1	5,433	1,902
Water Well, 100 Feet	1	6,387	2,235

Porches

CGEP (1 Story) 32 3,098 1,084

Garages

Class: BC Exterior: Pole (Unfinished)
Base Cost 864 28,469 9,964

Totals: 174,993 61,247

Notes: 2015-00934 AFFMAN

ECF (4017 JENNINGS) 1.000 => TCV: 61,247

2026 Est. T.C.V. 009-412-006-00 = 72,849

Est. TCV/Total Floor Area = 52.79, Most recent sale 07/13/2018 for 48,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
29,000	29,000	29,000	16,708	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,400	0	451	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
36,400	36,400	36,400	17,159	17,159	17,159

009-413-001-00	2026 Est. T.C.V.	DAVIS PATRICIA H
Property Class: 401		358 S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 1 & 2 BLK M MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

				* Factors *		LOTS 1 & 2	
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
<Site Value A> GROUP A 3K					3000	100	3,000
<Site Value A> GROUP A 3K					3000	100	3,000
132 Actual Front Feet, 0.48 Total Acres					Total Est.	Land Value =	6,000

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1986

(11) Heating System: Wall Furnace

Ground Area = 938 SF Floor Area = 938 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	938		
			Total:	57,883	20,259

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	162	1,899	665

Plumbing

Average Fixture(s)	1	1,010	353

Water/Sewer

1000 Gal Septic	1	4,689	1,641
Water Well, 50 Feet	1	3,344	1,170

Deck

Pine w/Roof (Deck Portion)	60	1,508	1,131	*75% Good
Pine w/Roof (Roof portion)	60	1,142	856	

Built-Ins

Appliance Allow.	1	2,713	950

Totals: 74,188 27,025

Notes: 1986 REDMAN MH

ECF (4017 JENNINGS) 1.000 => TCV: 27,025

2026 Est. T.C.V. 009-413-001-00 = 33,025

Est. TCV/Total Floor Area = 35.21

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
13,100	13,100	13,100	5,835	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,400	0	157	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
16,500	16,500	16,500	5,992	5,992	0

009-413-003-00	2026 Est. T.C.V.	URBANIAC HOLLY
Property Class: 401		340 S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 3 & 4 BLK M MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

LOTS # 3&4

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100		3,000
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	6,000

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1977

(11) Heating System: Forced Warm Air

Ground Area = 945 SF Floor Area = 945 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	945		
			Total:	47,550	16,643

Other Additions/Adjustments

Totals: 47,550 16,643

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 16,643
60% Completed => Est. True Cash Value 2026 = 9,986

2026 Est. T.C.V. 009-413-003-00 = 15,986

Est. TCV/Total Floor Area = 16.92, Most recent sale 03/19/2020 for 2,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
3,000	3,000	3,000	1,136	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
5,000	0	0	5,000	30	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,000	8,000	8,000	6,166	6,166	0	

009-413-005-00	2026 Est. T.C.V.	GUNNERSON GAY DORENE
Property Class: 401		322 S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 5 BLK M & LOT 12 BLK 3 MITCHELL BROS REVISED PLAT.

91 SPLIT FROM 001-00 FOR 92

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

LOT 5 & 12

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100		3,000
132 Actual Front Feet, 0.48 Total Acres					Total Est. Land Value =			6,000

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1980

(11) Heating System: Wall Furnace
Ground Area = 1020 SF Floor Area = 1020 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost	New	Depr.	Cost
Main Home	Ribbed	Metal	1020				
			Total:	53,138		18,599	

Other Additions/Adjustments

Water/Sewer			
1000 Gal Septic	1	4,386	1,535
Water Well, 100 Feet	1	5,415	1,895
	Totals:	62,939	22,029

Notes: HUD

ECF (4017 JENNINGS) 1.000 => TCV: 22,029

2026 Est. T.C.V. 009-413-005-00 = 28,029

Est. TCV/Total Floor Area = 27.48, Most recent sale 03/08/2014 for 500

2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM	
	11,300		11,300	11,300	5,588	2.70	
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		2,700	0	0	150	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	14,000		14,000	14,000	5,738	5,738	5,738

009-414-001-00	2026 Est. T.C.V.	ROGERS BRIAN
Property Class: 401		212 W WALNUT ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

LOT & 2 BLK 14 MITCHELL BROS 1ST ADD TO JENNINGS.
 9/9/2019 COMBINE LOT 2
 FORMERLY . LOT 1 BLK 14 MITCHELL BROS 1ST ADD TO JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	132.00	158.00	0.8409	1.0000	50	100		5,550
132 Actual Front Feet, 0.48 Total Acres								
Total Est. Land Value =								5,550

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	21.14	40	45	381
Total Estimated Land Improvements True Cash Value =				381

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1900

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 924 SF Floor Area = 924 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	924		
			Total:	132,748	86,285
Other Additions/Adjustments					
Basement Living Area			924	30,298	19,694
Basement, Outside Entrance, Below Grade			1	2,293	1,490
Plumbing					
Average Fixture(s)			1	1,185	770
3 Fixture Bath			1	3,721	2,419
Water/Sewer					
1000 Gal Septic			1	4,386	2,851
Water Well, 50 Feet			1	3,344	2,174
Porches					
WCP (1 Story)			84	4,163	2,706
Deck					
Treated Wood			216	4,104	2,668
Built-Ins					
Appliance Allow.			1	1,897	1,233
Fireplaces					
Exterior 1 Story			1	5,597	3,638
Wood Stove			1	2,107	1,370
Totals:				195,843	127,298

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 156,577

2026 Est. T.C.V. 009-414-001-00				=	162,508
Est. TCV/Total Floor Area = 175.87, Most recent sale 10/11/2017 for 74,900					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
69,300	69,300	69,300	26,071	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	12,000	0	0	703	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

81,300

81,300

81,300

26,774

26,774

26,774

009-414-003-00	2026 Est. T.C.V.	SUNDELL LEON & BONNIE M
Property Class: 401		9877 W WALNUT ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 3 & 4 BLK 14 MITCHELL BROS 1ST ADD TO JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	132.00	158.00	0.8409	1.0000	50	100		5,550
132 Actual Front Feet, 0.48 Total Acres								5,550
Total Est. Land Value =								5,550

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	12.46	135	50	841
Total Estimated Land Improvements True Cash Value =				841

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1900

(11) Heating System: Forced Air w/ Ducts

Ground Area = 775 SF Floor Area = 969 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=56/100/100/100/56

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Mich Bsmnt.	775		
Total:				107,037	65,803

Other Additions/Adjustments

Water/Sewer

1000 Gal Septic	1	4,109	2,301
Water Well, 50 Feet	1	3,344	1,873

Porches

CGEP (1 Story)	90	5,945	3,329

Totals: 120,435 67,443

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 82,955

2026 Est. T.C.V. 009-414-003-00 = 89,346

Est. TCV/Total Floor Area = 92.20, Most recent sale 10/26/2007 for 40,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
38,400	38,400	38,400	12,552	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,300	0	0	338	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
44,700	44,700	44,700	12,890	12,890	0

009-414-005-00	2026 Est. T.C.V.	SUNDELL LEON & BONNIE M
Property Class: 401		W WALNUT ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 5 BLK 14 MITCHELL BROS 1ST ADD TO JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est.		Land Value =	3,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1965

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	528	17,957	10,774

Totals:	17,957	10,774

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 13,252

2026 Est. T.C.V. 009-414-005-00 = 16,252

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
7,600	7,600	7,600	2,405	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	64	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,100	8,100	8,100	2,469	2,469	0	

009-415-004-00	2026 Est. T.C.V.	HICKMAN CHAD
Property Class: 401		9931 W WALNUT ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 4 BLK 15 MITCHELL BROS 1ST ADD TO JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est.		Land Value =	3,000

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1980

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1456 SF Floor Area = 1456 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,456		
			Total:	142,576	92,674

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770
3 Fixture Bath	1	3,721	2,419

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 50 Feet	1	3,344	2,174

Porches

WGEP (1 Story)	480	30,427	19,778

Built-Ins

Appliance Allow.	1	1,897	1,233

Deck

w/Roof (Roof portion)	130	2,064	1,342

Totals: 189,600 123,241

Notes: 2022 RELOCATED HUD

ECF (4017 JENNINGS) 1.000 => TCV: 123,241

2026 Est. T.C.V. 009-415-004-00 = 126,241

Est. TCV/Total Floor Area = 86.70, Most recent sale 10/19/2021 for 1,600

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
51,700	51,700	51,700	39,225	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,400	0	0	1,059	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
63,100	63,100	63,100	40,284	40,284	0	

009-415-005-00	2026 Est. T.C.V.	JONES RONALD ERWIN
Property Class: 401		9937 W WALNUT ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. LOTS 5 & 6 BLK 15 MITCHELL BROS 1ST ADD TO JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

		* Factors *		LOT 5 & 6		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
86 Actual Front Feet, 0.31 Total Acres						Total Est. Land Value = 6,000

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete	5.77	16 71	65
Wood Frame	19.51	200 94	3,668
Total Estimated Land Improvements True Cash Value =			3,733

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1890

(11) Heating System: Space Heater

Ground Area = 980 SF Floor Area = 1172 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	384		
1 Story	Siding	Crawl Space	596		
Total:				123,484	74,090

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Water/Sewer

1000 Gal Septic	1	4,109	2,465
Water Well, 50 Feet	1	3,344	2,006

Porches

CGEP (1 Story)	140	8,060	4,836
CGEP (1 Story)	50	3,914	2,348

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	572	16,376	9,826

Built-Ins

Appliance Allow.	1	1,607	964

Totals: 161,882 97,128

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 97,128

2026 Est. T.C.V. 009-415-005-00 = 106,861

Est. TCV/Total Floor Area = 91.18, Most recent sale 03/17/2020 for 42,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
46,400	46,400	46,400	24,304	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,000	0	0	656	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
53,400	53,400	53,400	24,960	24,960	24,960

009-415-007-00	2026 Est. T.C.V.	JONES RONALD ERWIN
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 7 & 8 BLK 15 MITCHELL BROS 1ST ADD TO JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100		3,000
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	6,000

2026 Est. T.C.V. 009-415-007-00 = 6,000

Est. TCV/Total Floor Area = 5.12, Most recent sale 05/29/2024 for 5,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
3,000	3,000	3,000	3,000	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,000	3,000	3,000	3,081	3,000	0

009-415-009-00	2026 Est. T.C.V.	BALDWIN VELDA K (LE) &
Property Class: 401		593 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 9 & 10 BLK 15 MITCHELL BROS 1ST ADD TO JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100		3,000
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	31.56	300	50	4,734
Metal Prefab	13.28	200	50	1,328
Total Estimated Land Improvements				True Cash Value = 6,062

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1972

(11) Heating System: Forced Air w/ Ducts

Ground Area = 960 SF Floor Area = 960 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	960		
			Total:	137,116	82,269

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711
3 Fixture Bath	1	3,721	2,233

Water/Sewer

1000 Gal Septic	1	4,386	2,632
Water Well, 50 Feet	1	3,344	2,006

Porches

CGEP (1 Story)	80	6,125	3,675
WCP (1 Story)	216	7,983	4,790

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	720	22,428	13,457

Deck

w/Roof (Roof portion)	225	3,299	1,979

Totals: 189,587 113,752

Notes:

ECF (4017 JENNINGS) 1.000 => TCv: 113,752

2026 Est. T.C.V. 009-415-009-00 = 125,814

Est. TCv/Total Floor Area = 131.06

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
54,400	54,400	54,400	19,296	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	8,500	0	0	520	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
62,900	62,900	62,900	19,816	19,816	19,816	

009-415-011-00	2026 Est. T.C.V.	BURCH CONNIE & BURCH KEVIN
Property Class: 401		611 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 11 BLK 15 MITCHELL BROS 1ST ADD TO JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est.		Land Value =	3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	31.56	66	0	0
Fencing: Wire Mesh, #9	3.73	140	0	0
Metal Prefab	15.08	120	50	905
Metal Prefab	17.40	80	50	696

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	50	500
Total Estimated Land Improvements				True Cash Value = 2,101

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 2002

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1512 SF Floor Area = 1512 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,512		
			Total:	175,493	140,393

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	948
3 Fixture Bath	1	3,721	2,977

Water/Sewer

1000 Gal Septic	1	4,386	3,509
Water Well, 100 Feet	1	5,415	4,332

Deck

Treated Wood	128	2,912	2,330

Built-Ins

Appliance Allow.	1	1,897	1,518

Totals: 195,009 156,007

Notes: REDMAN MHD

ECF (4017 JENNINGS) 1.000 => TCV: 156,007

2026 Est. T.C.V. 009-415-011-00 = 161,108

Est. TCV/Total Floor Area = 106.55, Most recent sale 06/24/1988 for 1,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
62,100	62,100	62,100	20,862	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	18,500	0	563	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
80,600	80,600	80,600	21,425	21,425	21,425	

009-416-006-00	2026 Est. T.C.V.	HORN ERIC JOHN
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 6 EXC S 16.5 FT THOF BLK 16.(0*1997)MITCHELL BROS 1ST ADD TO JENNINGS.

SPLIT 15.5 FT & GRG TO 007-00 FOR 98

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
50 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	3,000

2026 Est. T.C.V. 009-416-006-00	=	3,000

Est. TCV/Total Floor Area = 1.98

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
1,500	1,500	1,500	568	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	15	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,500	1,500	1,500	583	583	0	

009-416-007-00	2026 Est. T.C.V.	HORN ERIC JOHN
Property Class: 401		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 7 & S 16.5 FT OF LOT 6. BLK 16. MITCHELL BROS 1ST ADD TO JENNINGS. (0*1997)

SPLIT FROM 006-00 FOR 98

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	25	PRT OF LOT 6	750
82 Actual Front Feet, 0.31 Total Acres					Total Est. Land Value =			3,750

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 1980

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3	Fixture Bath		1	-3,128	-2,033
Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
	Base Cost		720	19,598	12,739
Totals:				16,470	10,706

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 10,706

2026 Est. T.C.V. 009-416-007-00 = 14,456

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
6,800	6,800	6,800	560	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	400	0	15	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
7,200	7,200	7,200	575	575	0

009-416-008-00	2026 Est. T.C.V.	FRANK JEFFERY M TRUST
Property Class: 401		661 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 8 & N 33 FT OF LOT 9, BLK 16.(0*1997MITCHELL BROS 1ST ADD TO JENNINGS.

COMBINED 33' OF LOT 9 FOR 98

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	50	PART OF LOT 9	1,500
99 Actual Front Feet, 0.38 Total Acres					Total Est. Land Value =			4,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	31.56	20	50	315
D/W/P: 4in Concrete	6.47	1061	50	3,432
Wood Frame	26.22	96	50	1,258
Total Estimated Land Improvements True Cash Value =				5,005

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1978

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1440 SF Floor Area = 1440 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,440		
			Total:	192,867	115,721

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Water/Sewer

1000 Gal Septic	1	4,386	2,632
Water Well, 50 Feet	1	3,344	2,006

Porches

WGEP (1 Story)	288	18,639	11,183

Deck

Treated Wood	32	1,324	794
w/Roof (Roof portion)	218	3,218	1,931

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	624	22,632	13,579
Storage Over Garage	624	7,357	4,414
Common Wall: 1 Wall	1	-2,421	-1,453

Built-Ins

Appliance Allow.	1	1,897	1,138

Totals: 254,428 152,656

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 152,656

2026 Est. T.C.V. 009-416-008-00 = 162,161

Est. TCV/Total Floor Area = 112.61, Most recent sale 05/01/2001 for 86,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
69,800	69,800	69,800	27,384	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,300	0	739	0

Parcel Number: 009-416-008-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
81,100	81,100	81,100	28,123	28,123	28,123

009-416-009-00	2026 Est. T.C.V.	ABEL CASEY & JENNIFER
Property Class: 401		681 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 9 EXC N 33 FT THOF ALSO LOT 10, BLK 16. (0*1997) MITCHELL BROS 1ST ADD TO JENNINGS.

SPLIT 33 FT TO LOT 8 FOR 98

Land Value Estimates for Land Table 4103.4103 JENNINGS

		* Factors *		LOT 10 & PRT OF LOT 9		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 50 PRT OF LOT 9	1,500
132 Actual Front Feet, 0.50 Total Acres					Total Est. Land Value =	4,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.05	300	50	907
Wood Frame	25.57	80	0	0
Total Estimated Land Improvements True Cash Value =				907

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1966

(11) Heating System: Wall Furnace

Ground Area = 1101 SF Floor Area = 1101 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	720		
Addition	Siding	Crawl	381		
Total:				64,965	22,738

Other Additions/Adjustments

Water/Sewer

1000 Gal Septic	1	4,109	1,438
Water Well, 50 Feet	1	3,344	1,170

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	624	13,116	4,591

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	445	13,710	4,798
Common Wall: 2 Wall	1	-3,554	-1,244

Deck

w/Roof (Roof portion)	624	7,625	2,669
w/Roof (Roof portion)	240	3,132	1,096

Totals: 106,447 37,256

Notes: 1966 PARKWOOD MH

ECF (4017 JENNINGS) 1.000 => TCV: 37,256

2026 Est. T.C.V. 009-416-009-00 = 42,663

Est. TCV/Total Floor Area = 38.75, Most recent sale 03/10/2004 for 34,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
16,900	16,900	16,900	7,824	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,400	0	211	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
21,300	21,300	21,300	8,035	8,035	8,035

009-419-006-00	2026 Est. T.C.V.	ABEL CASEY
Property Class: 401		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 6 BLK 19 MITCHELL BROS 1ST ADD TO JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.37	144	25	769
Total Estimated Land Improvements				True Cash Value = 769

2026 Est. T.C.V. 009-419-006-00 = 3,769

Est. TCV/Total Floor Area = 3.42, Most recent sale 11/09/2017 for 5,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
1,900	1,900	1,900	724	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	19	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,900	1,900	1,900	743	743	0

009-419-007-00	2026 Est. T.C.V.	ABEL CASEY
Property Class: 401		717 S LACHANCE RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. LOT 7 BLK 19 MITCHELL BROS 1ST ADD TO JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est.		Land Value =	3,000

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1957

(11) Heating System: Wall Furnace

Ground Area = 500 SF Floor Area = 500 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/20/100/100/7

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	500		
Expando			64		
			Total:	34,745	2,432

Other Additions/Adjustments

Water/Sewer

1000 Gal Septic	1	4,109	288
Water Well, 50 Feet	1	3,344	234

Totals: 42,198 2,954

Notes: 1957 NEW MOON

ECF (4017 JENNINGS) 1.000 => TCV: 2,954

2026 Est. T.C.V. 009-419-007-00 = 5,954

Est. TCV/Total Floor Area = 11.91, Most recent sale 11/09/2017 for 5,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
2,600	2,600	2,600	1,188	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	400	0	0	32	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,000	3,000	3,000	1,220	1,220	0	

009-419-008-00	2026 Est. T.C.V.	ANDERSON JULIE K
Property Class: 401		725 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 8-10 INCL BLK 19 MITCHELL BROS 1ST ADD TO JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *				LOT 8,9,10		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
198 Actual Front Feet, 0.72 Total Acres					Total Est. Land Value =	9,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.72	288	50	3,415
Total Estimated Land Improvements True Cash Value =				3,415

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C -5 Blt 2000

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1300 SF Floor Area = 1300 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,300		
			Total:	166,516	133,211

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 50 Feet	1	3,344	2,675

Porches

WPP	208	4,907	3,926

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	768	19,776	15,821

Built-Ins

Appliance Allow.	1	2,713	2,170

Totals: 207,845 166,274

Notes: PATRIOT MHD

ECF (4017 JENNINGS) 1.000 => TCV: 166,274

2026 Est. T.C.V. 009-419-008-00 = 178,689

Est. TCV/Total Floor Area = 137.45, Most recent sale 02/23/2010 for 34,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
69,800	69,800	69,800	22,427	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	19,500	0	605	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,300	89,300	89,300	23,032	23,032	23,032	

009-420-001-00	2026 Est. T.C.V.	JENNINGS COMMUNITY CHURCH
Property Class: 201		696 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. ENTIRE BLKS 20 & 21 MITCHELL BROS 1ST ADD TO JENNINGS.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	330.00	158.00	1.0000	0.0000	0	100*		0
INFO FOR SIZE 0	158.00	330.00	1.0000	0.0000	0	100*		0
INFO FOR SIZE 0	316.00	330.00	1.0000	0.0000	0	100*		0
COMMERCIAL 4-6A	9000		4.79 Acres		9000	100		43,092
* denotes lines that do not contribute to the total acreage calculation.								
804 Actual Front Feet, 4.79 Total Acres Total Est. Land Value =								43,092

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2013
Description of Occupancy: CHURCH

Costs are taken from the Auditoriums cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: S Quality: Average
Stories: 1 Story Height: 12 Perimeter: 380
Overall Building Height: 12

Base Rate for Upper Floors = 126.59

Adjusted Square Foot Cost for Upper Floors = 126.59

Total Floor Area: 9,000 Base Cost New of Upper Floors = 1,139,310

Reproduction/Replacement Cost = 1,139,310

Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0

Total Depreciated Cost = 888,662

ECF (4017 JENNINGS) 1.000 => TCV of Bldg: 1 = 888,662
Replacement Cost/Floor Area= 126.59 Est. TCV/Floor Area= 98.74

Total Estimated True Cash Value of Commercial/Industrial Buildings = 888,662

2026 Est. T.C.V. 009-420-001-00 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/17/2010 for 25,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	0	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-421-001-00	2026 Est. T.C.V.	MISSAUKEE COUNTY
Property Class: 201		W CROOKED LAKE PARK RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 4 T22N R8W BLKS 1-22 INCL LAKESIDE PARK.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

		* Factors *		ESTIMATED FRONTAGE		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
INFO FOR SIZE	02600.00	1038.74	1.0000	0.0000	0 100*	0
COMMERCIAL <2A M/L		62.00 Acres	18000	100		1,116,000

* denotes lines that do not contribute to the total acreage calculation.

2600 Actual Front Feet, 62.00 Total Acres Total Est. Land Value = 1,116,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.67	5000	50	6,675
Wood Frame	17.70	960	50	8,496
Total Estimated Land Improvements True Cash Value =				15,171

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2009
Description of Occupancy: BATH HOUSE

Costs are taken from the Restroom Buildings cost schedules.

<<<<<	Calculator Cost Computations	>>>>>
Class: D,Pole	Quality: Low Cost	
Stories: 1	Story Height: 9	Perimeter: 128
Overall Building Height: 9		

Base Rate for Upper Floors = 148.23

Adjusted Square Foot Cost for Upper Floors = 148.23

Total Floor Area: 1,024	Base Cost New of Upper Floors =	151,787
	Reproduction/Replacement Cost =	151,787
Eff.Age:1	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0	
	Total Depreciated Cost =	145,716

ECF (4085 CROOKED LAKE)	1.300 => TCV of Bldg: 1 =	189,430
Replacement Cost/Floor Area= 148.23	Est. TCV/Floor Area= 184.99	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 189,430

2026 Est. T.C.V. 009-421-001-00	=	0
Est. TCV/Total Floor Area = 0.00		
2025 Assessed	MBOR	S.E.V.
0	0	0
2026	New Eq. Adjustment	Loss
0	0	0
2026 Assessed	MBOR	S.E.V.
0	0	0
	Base for Cap	IRM
	0	2.70
	Additions	Tax Adjustment
	0	0
	Capped	->Taxable<-
	0	0
		PRE/MBT
		0

009-430-001-00	2026 Est. T.C.V.	DEGRAW RUSTY
Property Class: 401		6053 JAMES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 1 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	101.00	244.00	1.1863	0.7986	110	100		10,524
101 Actual Front Feet, 0.57 Total Acres							Total Est. Land Value =	10,524

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	72	71	295
Total Estimated Land Improvements True Cash Value =				295

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1976

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1081 SF Floor Area = 1081 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,081		
			Total:	120,891	78,580

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	642

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	360	8,957	5,822

Water/Sewer

Public Sewer	1	1,152	749
Water Well, 100 Feet	1	5,150	3,347

Built-Ins

Appliance Allow.	1	1,607	1,045

Porches

CPP	24	588	382
CPP	24	588	382

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	139,921	90,949

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.140 => TCV: 103,682

2026 Est. T.C.V. 009-430-001-00 = 114,501

Est. TCV/Total Floor Area = 105.92, Most recent sale 10/15/2010 for 29,100

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
52,400	52,400	52,400	22,520	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	4,900	0	0	608	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
57,300	57,300	57,300	23,128	23,128	23,128	

009-430-002-00	2026 Est. T.C.V.	ROOT RENTALS LLC
Property Class: 401		6073 W JAMES DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 12 T22N R8W LOT 2 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	101.00	221.00	1.1863	0.7790	110	100		10,267
101 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	10,267

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.60	709	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D 10 Blt 2005

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1456 SF Floor Area = 1456 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,456		
			Total:	170,004	137,699

Other Additions/Adjustments

Plumbing

3 Fixture Bath	1	3,128	2,534

Deck

Treated Wood	160	3,298	2,671
Treated Wood	20	860	697
Treated Wood	20	860	697

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	672	20,987	16,999
Door Opener	2	830	672

Water/Sewer

Public Sewer	1	1,152	933
Water Well, 100 Feet	1	5,150	4,171

Fireplaces

Prefab 1 Story	1	1,804	1,461

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good

Totals:	208,073	168,534

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.140 => TCV: 192,129

2026 Est. T.C.V. 009-430-002-00 = 204,296

Est. TCV/Total Floor Area = 140.31, Most recent sale 03/01/2005 for 4,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
94,100	94,100	94,100	39,863	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	8,000	0	0	1,076	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
102,100	102,100	102,100	40,939	40,939	0	

009-430-003-00	2026 Est. T.C.V.	ROOT RENTALS LLC
Property Class: 401		6095 JAMES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 3 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	117.00	203.00	1.1434	0.7627	110	100		11,223
117 Actual Front Feet, 0.55 Total Acres							Total Est. Land Value =	11,223

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	440	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1984

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1680 SF Floor Area = 1680 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,680		
			Total:	192,413	144,310

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	889
3 Fixture Bath	1	3,721	2,791

Deck

Treated Wood	350	5,628	4,221
Treated Wood	48	1,628	1,221

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	672	23,910	17,932
Door Opener	2	935	701

Water/Sewer

Public Sewer	1	1,300	975
Water Well, 100 Feet	1	5,415	4,061

Built-Ins

Appliance Allow.	1	1,897	1,423

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good

Totals: 238,032 178,524

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.140 => TCV: 203,517

2026 Est. T.C.V. 009-430-003-00 = 215,690

Est. TCV/Total Floor Area = 128.39, Most recent sale 02/08/2017 for 27,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
99,300	99,300	99,300	52,773	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,500	0	1,424	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
107,800	107,800	107,800	54,197	54,197	0

009-430-005-01	2026 Est. T.C.V.	ROUTZAHN DAVID L & MARCIA J TRUST
Property Class: 401		W JAMES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 4 & 5 LAKE ESTATES.
 COMBINED ON 12/15/2024 FROM 009-430-005-00, 009-430-004-00;

Split/Comb. on 12/15/2024 completed 12/15/2024 TIM ;
 Parent Parcel(s): 009-430-005-00, 009-430-004-00;
 Child Parcel(s): 009-430-005-01;

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	196.00	1.0025	0.7560	110	100		8,337
A 200' @ 110/	98.00	196.00	1.0025	0.7560	110	100		8,170
198 Actual Front Feet, 0.89 Total Acres							Total Est. Land Value =	16,507

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	172	50	630
Wood Frame	24.98	117	50	1,461
Wood Frame	31.15	64	50	997
Total Estimated Land Improvements				True Cash Value = 3,088

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1995

(11) Heating System: Forced Heat & Cool
 Ground Area = 1378 SF Floor Area = 1378 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,378		
			Total:	140,484	105,362

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	889
3 Fixture Bath	1	3,721	2,791

Deck

Treated Wood	120	2,776	2,082
Treated Wood	218	4,129	3,097

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	1008	29,071	21,803
Door Opener	1	468	351

Water/Sewer

Public Sewer	1	1,300	975
Water Well, 100 Feet	1	5,415	4,061

Local Cost Items

SANITARY SEWER	1	0	0	*78% Good

Totals: 188,549 141,411

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.990 => TCV: 139,997

2026 Est. T.C.V. 009-430-005-01 = 159,592

Est. TCV/Total Floor Area = 115.81

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
67,000	67,000	67,000	66,499	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

Parcel Number: 009-430-005-01

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	0	12,800	0	0	1,795	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
79,800	79,800	79,800	68,294	68,294	68,294	

009-430-006-00	2026 Est. T.C.V.	ROOT RENTALS LLC
Property Class: 401		6131 W JAMES ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 6 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	98.00	197.00	1.1952	0.7570	110	100		9,753
98 Actual Front Feet,	0.44	Total Acres			Total Est.	Land Value =		9,753

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	30.54	68	50	1,038
Total Estimated Land Improvements	True	Cash Value =		1,038

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1989

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1084 SF Floor Area = 1084 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	958		
1 Story	Siding	Slab	126		
		Total:		149,966	112,473

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	889

Deck

Treated Wood	80	2,133	1,600

Water/Sewer

Public Sewer	1	1,300	975
Water Well, 100 Feet	1	5,415	4,061

Built-Ins

Appliance Allow.	1	1,897	1,423

Local Cost Items

SANITARY SEWER	1	0	0	*92% Good

Totals:	161,896	121,421

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.140 => TCV: 138,420

2026 Est. T.C.V. 009-430-006-00 = 149,211

Est. TCV/Total Floor Area = 137.65, Most recent sale 05/24/2010 for 18,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
67,500	67,500	67,500	26,668	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,100	0	720	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
74,600	74,600	74,600	27,388	27,388	0

009-430-007-00	2026 Est. T.C.V.	NLG ENTERPRISE LLC
Property Class: 401		6175 W JAMES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 7 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	98.00	196.00	1.1952	0.7560	110	100		9,741
98 Actual Front Feet,	0.44	Total Acres			Total Est.	Land Value =		9,741

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 1997

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1080 SF Floor Area = 1080 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,080		
			Total:	171,114	124,912

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,038
3 Fixture Bath	1	4,478	3,269

Water/Sewer

Public Sewer	1	1,465	1,069
Water Well, 100 Feet	1	5,734	4,186

Built-Ins

Appliance Allow.	1	2,713	1,980

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals: 186,926 136,454

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.990 => TCV: 135,089

2026 Est. T.C.V. 009-430-007-00 = 144,830

Est. TCV/Total Floor Area = 134.10, Most recent sale 06/17/2010 for 39,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
55,500	55,500	55,500	26,748	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	16,900	0	0	722	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
72,400	72,400	72,400	27,470	27,470	0

009-430-009-00	2026 Est. T.C.V.	COLE NOAH & KIRSI
Property Class: 401		6209 JAMES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOTS 8, 9 & 10 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	97.50	196.32	0.8236	0.7563	110	100		6,681
A 200' @ 110/	172.82	245.40	0.8236	0.7997	110	100		12,522
A 200' @ 110/	164.28	260.00	0.8236	0.8113	110	100		12,076
435 Actual Front Feet, 2.39 Total Acres							Total Est. Land Value =	31,278

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1204	0	0
D/W/P: 3.5 Concrete	6.58	80	0	0
Wood Frame	29.49	96	50	1,415
Wood Frame	28.29	112	50	1,584
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				5,374

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C 10 Blt 1996

(11) Heating System: Forced Heat & Cool
 Ground Area = 1352 SF Floor Area = 1352 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,352		
			Total:	233,758	187,013

Other Additions/Adjustments

Recreation Room	827	15,688	12,550

Exterior

Brick Veneer	32	530	424

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Porches

WCP (1 Story)	142	6,653	5,322
WGEP (1 Story)	199	15,910	12,728

Deck

Treated Wood	175	3,651	2,921
Treated Wood	244	4,548	3,638
w/Roof (Roof portion)	64	1,212	970

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	960	34,550	27,640
Common Wall: 1 Wall	1	-2,589	-2,071
Door Opener	2	1,054	843

Water/Sewer

Public Sewer	1	1,465	1,172
Water Well, 100 Feet	1	5,734	4,587

Built-Ins

Appliance Allow.	1	2,713	2,170

Parcel Number: 009-430-009-00

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Fireplaces

Direct-Vented Gas	1	2,963	2,370

Local Cost Items

SANITARY SEWER	1	0	0

Totals:		333,740	266,997

Notes: Modular (MRBC)

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.140 => TCV: 304,377

2026 Est. T.C.V. 009-430-009-00	=	341,029

Est. TCV/Total Floor Area = 252.24, Most recent sale 07/18/2024 for 315,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
155,900	155,900	155,900	155,900	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,600	0	4,209	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
170,500	170,500	170,500	160,109	160,109	160,109

009-430-011-00	2026 Est. T.C.V.	BITTELL CAROL C
Property Class: 401		1816 S BARBARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 11 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	96.00	226.00	1.2014	0.7834	110	100		9,939
96 Actual Front Feet,	0.50	Total Acres			Total Est.		Land Value =	9,939

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.69	80	50	1,147
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	95	950
Total Estimated Land Improvements True Cash Value =				2,097

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1974

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 1300 SF Floor Area = 1346 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,300		
1 Story	Siding	Overhang	12		
1 Story	Siding	Overhang	34		
			Total:	190,102	114,061

Other Additions/Adjustments

Recreation Room	374	6,799	4,079

Exterior

Brick Veneer	245	3,734	2,240

Basement, Outside Entrance, Below Grade	1	2,293	1,376

Plumbing

Average Fixture(s)	1	1,185	711
2 Fixture Bath	1	2,502	1,501

Porches

WPP	303	4,772	2,863
WCP (1 Story)	80	4,052	2,431
WPP	12	588	353

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Basement Garage: 1 Car	1	2,651	1,591

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 100 Feet	1	5,415	3,249

Built-Ins

Appliance Allow.	1	1,897	1,138

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	227,290	136,373

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 167,739

Parcel Number: 009-430-011-00

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2026 Est. T.C.V. 009-430-011-00

= 179,775

Est. TCV/Total Floor Area = 133.56

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
76,200	76,200	76,200	43,134	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,700	0	1,164	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
89,900	89,900	89,900	44,298	44,298	44,298

009-430-012-00	2026 Est. T.C.V.	BITTELL RAYMOND & CAROL
Property Class: 401		S BARBARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 12 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	90.00	226.00	1.2209	0.7834	110	100		9,469
90 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	9,469

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	240	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1	Single Family	GRG	Cls CD	Blt 1994

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	768	17,610	15,849

Totals:	17,610	15,849

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 19,494

2026 Est. T.C.V. 009-430-012-00	=	29,913

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
13,300	13,300	13,300	8,402	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,700	0	226	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,000	15,000	15,000	8,628	8,628	8,628

009-430-013-00	2026 Est. T.C.V.	FLEMING CODY J & WESCOAT NATASHA L
Property Class: 401		1796 S BARBARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 13 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	90.00	226.00	1.2209	0.7834	110	100		9,469
90 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	9,469

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	1200	50	4,176
D/W/P: Asphalt Paving	3.10	1800	50	2,790
Total Estimated Land Improvements True Cash Value =				6,966

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1979

(11) Heating System: Forced Heat & Cool

Ground Area = 1240 SF Floor Area = 1240 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,104		
1 Story	Siding	Crawl Space	136		
		Total:		195,399	127,009

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Porches

CCP (1 Story)	100	2,954	1,920

Deck

Treated Wood	300	5,199	3,379

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	784	29,604	19,243
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	2	1,054	685

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good

Totals: 242,955 157,919

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 194,240

2026 Est. T.C.V. 009-430-013-00 = 210,675

Est. TCV/Total Floor Area = 169.90, Most recent sale 07/13/2023 for 320,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
90,200	90,200	90,200	81,345	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,100	0	2,196	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

105,300

105,300

105,300

83,541

83,541

83,541

009-430-014-00	2026 Est. T.C.V.	FLEMING CODY J & WESCOAT NATASHA L
Property Class: 402		S BARBARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 14 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	90.00	226.00	1.2209	0.7834	110	100		9,469
90 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	9,469

2026 Est. T.C.V. 009-430-014-00 = 9,469

Est. TCV/Total Floor Area = 7.64, Most recent sale 07/13/2023 for 320,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
3,900	3,900	3,900	3,900	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	800	0	105	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,700	4,700	4,700	4,005	4,005	4,005	

009-430-015-00	2026 Est. T.C.V.	REINKE FREDERICK C
Property Class: 401		1746 S BARBARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 15 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	226.00	1.1892	0.7834	110	100		10,248
100 Actual Front Feet,	0.52	Total Acres			Total Est.		Land Value =	10,248

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	1300	50	4,524
Wood Frame	24.62	200	50	2,462
Wood Frame	29.49	96	50	1,415
Total Estimated Land Improvements				True Cash Value = 8,401

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 1979

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1444 SF Floor Area = 1444 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,444		
			Total:	192,705	115,623

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853
2 Fixture Bath	1	2,996	1,798

Porches

CCP (1 Story)	160	4,541	2,725

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	576	16,111	9,667
Door Opener	1	527	316

Water/Sewer

Public Sewer	1	1,465	879
Water Well, 100 Feet	1	5,734	3,440

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Wood Stove	1	2,503	1,502

Local Cost Items

SANITARY SEWER	1	0	0	*90% Good

Totals: 230,717 138,431

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.990 => TCV: 137,047

2026 Est. T.C.V. 009-430-015-00 = 155,696

Est. TCV/Total Floor Area = 107.82

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
61,200	61,200	61,200	34,783	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	16,600	0	0	939	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

77,800

77,800

77,800

35,722

35,722

35,722

009-430-017-00	2026 Est. T.C.V.	MOSHER DALE G & KIM L TRUST
Property Class: 401		1696 S BARBARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 16 & 17 & S'LY 66.03 FT OF LOT 18 LAKE ESTATES.
 12/2022 COMBINE PARCEL 430-018-00
 SEC 12 T22N R8W LOT 16 & 17 LAKE ESTATES.
 12/2016 COMBINE
 FORMELRY . SEC 12 T22N R8W LOT 17 LAKE ESTATES.

12/2016 COMBINE LOTS 16& 17 FOR ASSESSEMENT & TAX, TAXPAYER REQUEST.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	200.00	225.63	0.9312	0.7831	110	100		16,042
A 200' @ 110/	66.03	205.92	0.9312	0.7654	110	100		5,177
266 Actual Front Feet, 1.35 Total Acres								21,219

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	630	50	2,072
D/W/P: Crushed Rock	2.26	2600	50	2,938
Metal Prefab	20.18	84	50	847
Wood Frame	24.21	240	50	2,905
Total Estimated Land Improvements True Cash Value =				8,762

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1978

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1144 SF Floor Area = 1144 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,144		
Total:				170,762	110,999

Other Additions/Adjustments

Basement Living Area	689	24,232	15,751

Plumbing

Average Fixture(s)	1	1,422	924

Deck

Treated Wood w/Roof (Deck Portion)	80	2,182	1,418
Treated Wood w/Roof (Roof portion)	80	1,479	961
Treated Wood w/Roof (Deck Portion)	64	1,953	1,269
Treated Wood w/Roof (Roof portion)	64	1,212	788

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	832	30,909	20,091
Door Opener	2	1,054	685

Class: C Exterior: Pole (Unfinished)

Base Cost	768	19,776	12,854

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Breezeways

Frame Wall	128	8,640	5,616

Local Cost Items

Parcel Number: 009-430-017-00

Page: 2

SANITARY SEWER

1

0

0

*86% Good

Totals: 273,533 177,798

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 218,692

2026 Est. T.C.V. 009-430-017-00

= 248,673

Est. TCV/Total Floor Area = 217.37

2025 Assessed	MBOR	S.E.V.
107,500	107,500	107,500

Base for Cap	IRM
65,533	2.70

2026 New Eq. Adjustment	Loss
0	16,800
	0

Additions	Tax Adjustment	Losses
0	1,769	0

2026 Assessed	MBOR	S.E.V.
124,300	124,300	124,300

Capped	->Taxable<-	PRE/MBT
67,302	67,302	67,302

009-430-019-00	2026 Est. T.C.V.	TROON ROBERT L & TROON HALEY E
Property Class: 401		6222 W CHARLES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 19 & 18 EXCEPT THE S'LY 66.03FT THERE OF. LAKE ESTATES.
 12/2022 COMBINE PARCEL 430-018-50
 FORMERLY. SEC 12 T22N R8W LOT 19 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	201.36	291.68	0.9983	0.8350	110	100		18,464
201 Actual Front Feet, 1.35 Total Acres							Total Est. Land Value =	18,464

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.60	850	0	0
D/W/P: Asphalt Paving	2.70	400	0	0
Metal Prefab	14.70	80	45	529
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	50	500
Total Estimated Land Improvements True Cash Value =				1,029

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1989

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1680 SF Floor Area = 1680 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,680		
			Total:	174,058	121,842

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	692
3 Fixture Bath	1	3,128	2,190

Deck

Treated Wood	80	2,086	1,460

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	504	17,015	11,910
Common Wall: 1 Wall	1	-2,227	-1,559

Water/Sewer

Public Sewer	1	1,152	806
Water Well, 100 Feet	1	5,150	3,605

Built-Ins

Appliance Allow.	1	1,607	1,125

Fireplaces

Prefab 1 Story	1	1,804	1,263

Local Cost Items

SANITARY SEWER	1	0	0	*89% Good

Totals: 204,761 143,334

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.140 => TCV: 163,401

2026 Est. T.C.V. 009-430-019-00 = 182,894
 Est. TCV/Total Floor Area = 108.87, Most recent sale 05/26/2010 for 60,000

Parcel Number: 009-430-019-00

Page: 2

2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM	
	83,400		83,400	83,400	41,452	2.70	
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		8,000	0	0	1,119	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	91,400		91,400	91,400	42,571	42,571	42,571

009-430-020-00	2026 Est. T.C.V.	SCHULTZ KATIE L
Property Class: 401		6216 W CHARLES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 20 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	200.56	1.1892	0.7604	110	100		9,947
100 Actual Front Feet,	0.46	Total Acres			Total Est.	Land Value =		9,947

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	33.84	10	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1974

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1020 SF Floor Area = 1020 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,020		
Total:				148,274	103,787

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995

Deck

Treated Wood	153	3,345	2,341

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	240	12,038	8,427

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Local Cost Items

SANITARY SEWER	1	0	0	*91% Good

Totals:	174,991	122,488

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 150,660

2026 Est. T.C.V. 009-430-020-00 = 161,577

Est. TCV/Total Floor Area = 158.41, Most recent sale 08/23/2004 for 10,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
69,100	69,100	69,100	35,139	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,700	0	0	948	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
80,800	80,800	80,800	36,087	36,087	36,087

009-430-021-00	2026 Est. T.C.V.	SCHULTZ KATIE L
Property Class: 402		W CHARLES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 21 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	199.00	1.1892	0.7589	110	100		9,927
100 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	9,927

2026 Est. T.C.V. 009-430-021-00 = 9,927

Est. TCV/Total Floor Area = 9.73, Most recent sale 08/17/2015 for 2,536

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
4,100	4,100	4,100	4,100	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	900	0	110	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	4,210	4,210	4,210	

009-430-022-00	2026 Est. T.C.V.	SWAFFER JEAN B
Property Class: 401		6194 W CHARLES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 22 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	198.00	1.1892	0.7579	110	100		9,915
100 Actual Front Feet,	0.46	Total Acres			Total Est.		Land Value =	9,915

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	228	50	750
D/W/P: Asphalt Paving	3.10	1120	50	1,736
Total Estimated Land Improvements				True Cash Value = 2,486

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1232 SF Floor Area = 1232 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,232		
			Total:	158,871	95,332

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853
2 Fixture Bath	1	2,996	1,798

Porches

CPP	32	924	554

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	784	29,604	17,762
Common Wall: 1 Wall	1	-2,589	-1,553

Water/Sewer

Public Sewer	1	1,465	879
Water Well, 100 Feet	1	5,734	3,440

Built-Ins

Appliance Allow.	1	2,713	1,628

Deck

w/Roof (Roof portion)	256	4,027	2,416

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 205,167 123,109

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 151,424

2026 Est. T.C.V. 009-430-022-00 = 163,825

Est. TCV/Total Floor Area = 132.97, Most recent sale 07/01/2016 for 75,700

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
70,400	70,400	70,400	47,688	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,500	0	0	1,287	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
81,900	81,900	81,900	48,975	48,975	48,975	

009-430-023-00	2026 Est. T.C.V.	PSAROS GREGORY & SHELLY
Property Class: 402		W CHARLES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 23 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	196.00	1.1892	0.7560	110	100		9,890
100 Actual Front Feet, 0.45 Total Acres							Total Est. Land Value =	9,890

2026 Est. T.C.V. 009-430-023-00 = 9,890

Est. TCV/Total Floor Area = 8.03, Most recent sale 12/16/2011 for 39,950

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
4,000	4,000	4,000	4,000	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	900	0	108	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,900	4,900	4,900	4,108	4,108	4,108

009-430-024-00	2026 Est. T.C.V.	PSAROS GREGORY A
Property Class: 401		6114 CHARLES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 24 & 25. LAKE ESTATES.

COMBO W/025-00

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	194.15	0.9765	0.7542	110	100	LOT 24	8,101
A 200' @ 110/	120.00	192.39	0.9765	0.7525	110	100	LOT 25	9,699
220 Actual Front Feet, 0.98 Total Acres								17,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	33.84	40	0	0
D/W/P: 3.5 Concrete	6.58	80	50	263
D/W/P: 4in Concrete	6.96	750	50	2,610
D/W/P: Crushed Rock	2.26	2000	50	2,260
Wood Frame	27.63	128	94	3,325
Total Estimated Land Improvements True Cash Value =				8,458

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 5 Blt 1988

(11) Heating System: Forced Air w/ Ducts

Ground Area = 952 SF Floor Area = 1666 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	952		
Total:				210,935	158,180

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Deck

Treated Wood	80	2,182	1,636
Treated Wood	25	1,140	855

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	17,932
Common Wall: 1 Wall	1	-2,589	-1,942
Door Opener	1	527	395

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 100 Feet	1	5,734	4,300

Built-Ins

Appliance Allow.	1	2,713	2,035

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 251,917 188,914

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 232,364

2026 Est. T.C.V. 009-430-024-00 = 258,622

Est. TCV/Total Floor Area = 155.24

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-430-024-00

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	110,000	110,000	110,000	67,655	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,300	0	0	1,826	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	129,300	129,300	129,300	69,481	69,481	69,481

009-430-026-00	2026 Est. T.C.V.	HEEREN KYLE GREGORY
Property Class: 401		6060 W CHARLES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 26 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	116.00	193.00	1.1459	0.7531	110	100		11,011
116 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	11,011

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	1248	50	1,803
D/W/P: 3.5 Concrete	6.16	350	50	1,078
Total Estimated Land Improvements				True Cash Value = 2,881

Cost Est. for Res. Bldg: 1	Single Family	HUD	Cls CD	Blt 1989

(11) Heating System: Forced Hot Water

Ground Area = 1344 SF Floor Area = 1344 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,344		
			Total:	163,316	106,157

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770
3 Fixture Bath	1	3,721	2,419

Deck

Treated Wood	25	1,117	726
Treated Wood	96	2,355	1,531

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	480	18,926	12,302
Door Opener	1	468	304

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 100 Feet	1	5,415	3,520

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Direct-Vented Gas	1	2,107	1,370

Local Cost Items

SANITARY SEWER	1	0	0	*72% Good

Totals:	201,807	131,177

Notes: SCHULTZ HOMES

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.990 => TCV: 129,865

2026 Est. T.C.V. 009-430-026-00 = 143,757

Est. TCV/Total Floor Area = 106.96, Most recent sale 01/06/2025 for 162,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
56,400	56,400	56,400	44,409	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	15,500	0	0	1,199	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

71,900

71,900

71,900

45,608

45,608

45,608

009-430-027-00	2026 Est. T.C.V.	DUVALL NORMA J
Property Class: 401		6050 W CHARLES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 27 EXC BEG AT NE COR THEREOF TH W'LY ON N LINE 52.88 FT S
1 DEG 48' E TO E'LY LINE NE'LY ON E'LY LINE TO POB LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	66.03	483.97	1.3192	0.9477	110	100		9,081
66 Actual Front Feet, 0.73 Total Acres							Total Est. Land Value =	9,081

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	672	71	3,140
Total Estimated Land Improvements				3,140

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1974

(11) Heating System: Forced Air w/ Ducts

Ground Area = 960 SF Floor Area = 960 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	960		
			Total:	154,469	100,405

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Porches

CCP (1 Story)	60	1,870	1,215

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	21,479	13,961

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 192,148 124,894

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 153,620

2026 Est. T.C.V. 009-430-027-00 = 165,841

Est. TCV/Total Floor Area = 172.75

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
70,700	70,700	70,700	43,617	2.70		
2026 New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	12,200	0	0	1,177	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
82,900	82,900	82,900	44,794	44,794	44,794	

009-430-028-00	2026 Est. T.C.V.	ALLEN KEVIN & FAITH
Property Class: 401		1693 S KATHLEEN DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 12 T22N R8W LOT 28 & BEG AT NE COR OF LOT 27 TH W'LY ON N LINE 52.88 FT S
1 DEG 48 FT E TO E'LY LINE OF LOT 27 NE'LY ON SAID E'LY LINE TO POB LAKE
ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	66.03	508.19	1.3192	0.9593	110	100		9,192
66 Actual Front Feet,	0.77	Total Acres			Total Est. Land Value =			9,192

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	3100	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements		True Cash Value =		2,375

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1989

(11) Heating System: Heat Pump

Ground Area = 1781 SF Floor Area = 1781 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1560		
Addition	Siding	Crawl	221		
		Total:		130,250	71,637

Other Additions/Adjustments

Plumbing

3 Fixture Bath	1	2,944	1,619

Porches

WCP (1 Story)	180	6,908	3,799
WCP (1 Story)	156	6,271	3,449
CCP (1 Story)	372	8,258	4,542
WPP	64	2,528	1,390

Deck

Treated Wood	240	4,500	2,475

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	672	26,665	14,666
Door Opener	2	1,054	580

Water/Sewer

Public Sewer	1	1,465	806
Water Well, 100 Feet	1	5,734	3,154

Local Cost Items

SANITARY SEWER	1	0	0	*90% Good

Totals: 196,577 108,117

Notes: 1989 FAIRMONT

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.940 => TCV: 101,630

2026 Est. T.C.V. 009-430-028-00 = 113,197

Est. TCV/Total Floor Area = 63.56, Most recent sale 04/14/2025 for 115,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
46,000	46,000	46,000	44,846	2.70

Parcel Number: 009-430-028-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	10,600	0	0	11,754	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	56,600	56,600	56,600	46,056	56,600	56,600

009-430-029-00	2026 Est. T.C.V.	ELLIOTT LYNN & DAVID
Property Class: 401		1707 S KATHLEEN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 29 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	93.00	185.00	1.2110	0.7452	110	100		9,231
93 Actual Front Feet,	0.40	Total Acres			Total Est.	Land Value =		9,231

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.37	225	71	3,893
Total Estimated Land Improvements		True Cash Value =		3,893

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1938

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1224 SF Floor Area = 1224 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,224			*46% Good
			Total:	166,293	76,496	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	654
3 Fixture Bath	1	4,478	2,060

Deck

Treated Wood	160	3,446	1,585
Treated Wood	25	1,140	524
w/Roof (Roof portion)	36	751	345

Water/Sewer

Public Sewer	1	1,465	674
Water Well, 100 Feet	1	5,734	2,638

Built-Ins

Appliance Allow.	1	2,713	1,248

Fireplaces

Exterior 1 Story	1	6,387	2,938

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals: 193,829 89,162

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 109,669

2026 Est. T.C.V. 009-430-029-00 = 122,793

Est. TCV/Total Floor Area = 100.32, Most recent sale 04/21/2021 for 10,549

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
52,600	52,600	52,600	46,603	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,800	0	0	1,258	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
61,400	61,400	61,400	47,861	47,861	47,861

009-430-030-00	2026 Est. T.C.V.	ARMSTRONG BROOK
Property Class: 401		1725 S KATHLEEN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 30 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	93.00	185.00	1.2110	0.7452	110	100		9,231
93 Actual Front Feet,	0.40	Total Acres			Total Est.	Land Value =		9,231

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements		True Cash Value =		970

Cost Est. for Res. Bldg: 1	Single Family	1.25S	Cls CD	Blt 1925

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1404 SF Floor Area = 1638 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	936		
1 Story	Siding	Crawl Space	468		
		Total:		199,362	109,649

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	652

Porches

CCP (1 Story)	208	5,221	2,872
CGEP (1 Story)	70	5,578	3,068

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	480	18,926	10,409

Water/Sewer

Public Sewer	1	1,300	715
Water Well, 100 Feet	1	5,415	2,978

Built-Ins

Appliance Allow.	1	1,897	1,043

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	238,884	131,386

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 161,605

2026 Est. T.C.V. 009-430-030-00 = 171,806

Est. TCV/Total Floor Area = 104.89, Most recent sale 10/01/2018 for 55,198

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
72,800	72,800	72,800	49,862	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,100	0	1,346	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-
85,900	85,900	85,900	51,208	51,208
				PRE/MBT
				51,208

009-430-031-00	2026 Est. T.C.V.	ANDRASH STEPHEN & PATRICIA
Property Class: 201		1748 S MOREY RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 12 T22N R8W LOT 31 LAKE ESTATES.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	94.00	183.00	1.0000	0.0000	0	100*		0
COMMERCIAL <2A M/L			0.40 Acres		18000	100		7,110
* denotes lines that do not contribute to the total acreage calculation.								
94 Actual Front Feet, 0.40 Total Acres								Total Est. Land Value = 7,110

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	5000	100	15,500
Total Estimated Land Improvements True Cash Value =				15,500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1969

(11) Heating System: Forced Air w/ Ducts

Ground Area = 864 SF Floor Area = 864 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	864		
Total:				121,578	66,867

Other Additions/Adjustments

Water/Sewer

1000 Gal Septic	1	4,689	2,579
Water Well, 100 Feet	1	5,734	3,154

Porches

CPP	63	1,525	839

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	720	25,214	13,868

Carports

Aluminum	360	5,144	2,829

Totals: 163,884 90,136

Notes:

ECF (201B COMMERCIAL GROUP B) 1.230 => TCV: 110,867

2026 Est. T.C.V. 009-430-031-00 = 133,477

Est. TCV/Total Floor Area = 154.49, Most recent sale 10/01/1995 for 25,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
59,100	59,100	59,100	28,965	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,600	0	0	782	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
66,700	66,700	66,700	29,747	29,747	0	

009-430-032-00	2026 Est. T.C.V.	STANLEY LAURA
Property Class: 401		6068 W JAMES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 32 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	132.00	119.51	1.1095	0.6681	110	100		10,762
132 Actual Front Feet,	0.36	Total Acres			Total Est.	Land Value =		10,762

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	192	0	0
D/W/P: Asphalt Paving	2.70	1200	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements	True	Cash Value =		970

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1991

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1008 SF Floor Area = 1008 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,008		
			Total:	130,418	91,293

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	692
2 Fixture Bath	1	2,074	1,452

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	384	14,173	9,921
Common Wall: 1 Wall	1	-2,227	-1,559

Water/Sewer

Public Sewer	1	1,152	806
Water Well, 100 Feet	1	5,150	3,605

Built-Ins

Appliance Allow.	1	1,607	1,125

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 153,335 107,335

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 132,022

2026 Est. T.C.V. 009-430-032-00 = 143,754

Est. TCV/Total Floor Area = 142.61, Most recent sale 06/29/2010 for 57,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
60,900	60,900	60,900	38,157	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,000	0	0	1,030	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
71,900	71,900	71,900	39,187	39,187	39,187

009-430-033-00	2026 Est. T.C.V.	ROOT RENTALS LLC
Property Class: 401		6096 W JAMES DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 12 T22N R8W LOT 33 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	111.00	142.00	1.1586	0.6975	110	100		9,867
111 Actual Front Feet,	0.36	Total Acres			Total Est.	Land Value =		9,867

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	480	0	0
Wood Frame	28.69	80	25	574
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements		True Cash Value =		1,524

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1996

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1568 SF Floor Area = 1568 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,568		
			Total:	181,386	136,037

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	889
3 Fixture Bath	1	3,721	2,791

Water/Sewer

Public Sewer	1	1,300	975
Water Well, 100 Feet	1	5,415	4,061

Built-Ins

Appliance Allow.	1	1,897	1,423

Local Cost Items

SANITARY SEWER	1	0	0	*83% Good

Totals:	194,904	146,176

Notes: 1996 PATRIOT
 2014 REROOF

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.990 => TCV: 144,714

2026 Est. T.C.V. 009-430-033-00 = 156,105

Est. TCV/Total Floor Area = 99.56, Most recent sale 03/16/2005 for 4,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
60,300	60,300	60,300	33,628	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,800	0	0	907	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
78,100	78,100	78,100	34,535	34,535	0	

009-430-034-00	2026 Est. T.C.V.	HEATER WARREN J & SHARON E
Property Class: 402		JAMES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 34 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	150.00	1.1892	0.7071	110	100		9,250
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	9,250

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	29.29	100	50	1,464
Wood Frame	22.16	120	50	1,329
Total Estimated Land Improvements True Cash Value =				2,793

2026 Est. T.C.V. 009-430-034-00 = 12,043

Est. TCV/Total Floor Area = 7.68, Most recent sale 08/01/1999 for 66,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
5,100	5,100	5,100	3,676	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	900	0	99	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,000	6,000	6,000	3,775	3,775	3,775

009-430-035-00	2026 Est. T.C.V.	HEATER WARREN J & SHARON E
Property Class: 401		6110 JAMES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 35 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	150.00	1.1892	0.7071	110	100		9,250
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	9,250

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	980	0	0
Wood Frame	21.69	224	71	3,450
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				4,400

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls CD	Blt 1974

(11) Heating System: Electric Baseboard

Ground Area = 1120 SF Floor Area = 1120 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,120		
			Total:	155,608	93,365

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,293	1,376

Plumbing

Average Fixture(s)	1	1,185	711

Deck

Treated Wood	144	3,146	1,888

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	600	22,044	13,226
Common Wall: 1 Wall	1	-2,421	-1,453

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 100 Feet	1	5,415	3,249

Built-Ins

Appliance Allow.	1	1,897	1,138

Porches

CPP	16	414	248

Local Cost Items

SANITARY SEWER	1	0	0	*86% Good

Totals:	190,881	114,528

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 140,869

2026 Est. T.C.V. 009-430-035-00	=	154,519

Est. TCV/Total Floor Area = 137.96

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
65,900	65,900	65,900	42,383	2.70

Parcel Number: 009-430-035-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	11,400	0	0	1,144	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	77,300	77,300	77,300	43,527	43,527	43,527

009-430-036-00	2026 Est. T.C.V.	HEATER WARREN J & SHARON E
Property Class: 401		JAMES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 36 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	150.00	1.1892	0.7071	110	100		9,250
100 Actual Front Feet,	0.34	Total Acres			Total Est.	Land Value =		9,250

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	320	99	1,951
Total Estimated Land Improvements		True Cash Value =		1,951

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 2009

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	1200	37,692	32,038

Totals:	37,692	32,038

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 39,407

2026 Est. T.C.V. 009-430-036-00	=	50,608

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
22,500	22,500	22,500	15,762	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	0	425	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,300	25,300	25,300	16,187	16,187	16,187	

009-430-037-00	2026 Est. T.C.V.	SHEIDLER DONALD B & JUNE A
Property Class: 401		6172 JAMES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 37 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	150.00	1.1892	0.7071	110	100		9,250
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	9,250

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	80	94	463
Total Estimated Land Improvements True Cash Value =				463

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls CD	Blt 1992

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1104 SF Floor Area = 1104 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,104		
			Total:	154,340	108,037

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	829

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	384	16,339	11,437
Common Wall: 1 Wall	1	-2,421	-1,695

Water/Sewer

Public Sewer	1	1,300	910
Water Well, 100 Feet	1	5,415	3,790

Built-Ins

Appliance Allow.	1	1,897	1,328

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	178,055	124,636

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 153,302

2026 Est. T.C.V. 009-430-037-00	=	163,015

Est. TCV/Total Floor Area = 147.66

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
69,000	69,000	69,000	43,325	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	12,500	0	1,169	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
81,500	81,500	81,500	44,494	44,494	44,494	

009-430-038-00	2026 Est. T.C.V.	SHEIDLER DONALD B & JUNE A
Property Class: 401		JAMES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 38 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	150.00	1.1892	0.7071	110	100		9,250
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	9,250

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1998

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	384	10,836	9,211
No Concrete Floor	384	-2,300	-1,955

Totals: 8,536 7,256

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 8,925

2026 Est. T.C.V. 009-430-038-00 = 18,175

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
7,900	7,900	7,900	6,098	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,200	0	164	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,100	9,100	9,100	6,262	6,262	6,262	

009-430-039-00	2026 Est. T.C.V.	WEATHERBY JOAN L
Property Class: 401		1795 S BARBARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 39 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	150.00	1.1892	0.7071	110	100		9,250
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	9,250

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	60	0	0
D/W/P: 4in Concrete	6.05	240	0	0
Wood Frame	19.51	200	50	1,951
Wood Frame	22.83	100	50	1,141
Total Estimated Land Improvements True Cash Value =				3,092

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1989

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1120 SF Floor Area = 1120 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,120		
			Total:	124,383	93,286

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	741
2 Fixture Bath	1	2,074	1,555

Deck

Treated Wood	288	4,844	3,633
w/Roof (Roof portion)	57	913	685

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	16,451	12,338

Water/Sewer

Public Sewer	1	1,152	864
Water Well, 100 Feet	1	5,150	3,862

Built-Ins

Appliance Allow.	1	1,607	1,205

Porches

CPP	24	588	441

Local Cost Items

SANITARY SEWER	1	0	0	*90% Good

Totals:	158,150	118,610

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.140 => TCV: 135,215

2026 Est. T.C.V. 009-430-039-00 = 147,557

Est. TCV/Total Floor Area = 131.75

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
68,200	68,200	68,200	28,888	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,600	0	0	779	0

Parcel Number: 009-430-039-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	73,800	73,800	73,800	29,667	29,667	29,667

009-430-040-00	2026 Est. T.C.V.	WEATHERBY ROBERT L & JOAN L
Property Class: 401		S BARBARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 40 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	150.00	1.1892	0.7071	110	100		9,250
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	9,250

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1994

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	896	19,828	15,862

Class: CD Exterior: Pole (Unfinished)

Base Cost	512	13,184	10,547

Totals:	33,012	26,409

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 32,483

2026 Est. T.C.V. 009-430-040-00	=	41,733
Est. TCV/Total Floor Area = 0.00		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
18,600 18,600 18,600	13,655	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 2,300 0	0	368 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
20,900 20,900 20,900	14,023	14,023 14,023

009-430-041-00	2026 Est. T.C.V.	KENYON TRAVIS L
Property Class: 401		6145 DONALD DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 41 & W 20 FT OF LOT 42 LAKE ESTATES.

04 Combo w/042-00 for 05

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	120.00	150.00	1.1362	0.7071	110	100		10,605
120 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	10,605

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	35.03	64	85	1,906
Total Estimated Land Improvements				True Cash Value = 1,906

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C -5 Blt 1995

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1232 SF Floor Area = 1232 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,232		
			Total:	158,871	111,219

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Deck

Treated Wood	224	4,305	3,013

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Local Cost Items

SANITARY SEWER	1	0	0	*86% Good

Totals: 178,988 125,300

Notes: MODULAR-Fleetwood 112B452648J

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.990 => TCV: 124,047

2026 Est. T.C.V. 009-430-041-00 = 136,558

Est. TCV/Total Floor Area = 110.84, Most recent sale 11/04/2017 for 63,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
53,100	53,100	53,100	32,269	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	15,200	0	871	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
68,300	68,300	68,300	33,140	33,140	33,140	

009-430-042-00	2026 Est. T.C.V.	ROOT RENTALS LLC
Property Class: 401		6111 W DONALD DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 12 T22N R8W LOTS 42 & 43 & THE W 14 FT OF 44 & EXC W 20 FT OF LOT 42. LAKE ESTATES.

5/18/2018 COMBINE A SPLIT FROM 430-044-00

FORMERLY SEC 12 T22N R8W LOTS 42 & 43 EXC W 20 FT OF LOT 42. LAKE ESTATES.

COMBINE ON 5/18/2018 A SPLIT FROM 430-044-00

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

		* Factors *		LOTS 42 & 43		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 200' @ 110/	194.00	150.00	1.0076	0.7071	110 100	15,205
194 Actual Front Feet, 0.67 Total Acres					Total Est. Land Value =	15,205

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
D/W/P: 4in Concrete	6.47	500 50	1,617
Wood Frame	23.76	150 50	1,782
Total Estimated Land Improvements True Cash Value =			3,399

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1988

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1680 SF Floor Area = 1680 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,680		
			Total:	192,413	134,689

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	829
3 Fixture Bath	1	3,721	2,605

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	728	25,313	17,719
Door Opener	1	468	328

Water/Sewer

Public Sewer	1	1,300	910
Water Well, 100 Feet	1	5,415	3,790

Built-Ins

Appliance Allow.	1	1,897	1,328

Fireplaces

Wood Stove	1	2,107	1,475

Local Cost Items

SANITARY SEWER	1	0	0	*82% Good

Totals: 233,819 163,673

Notes: HUD

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.990 => TCV: 162,036

2026 Est. T.C.V. 009-430-042-00 = 180,640

Est. TCV/Total Floor Area = 107.52, Most recent sale 10/04/2017 for 31,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
70,600	70,600	70,600	35,714	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	19,700	0	964	0	

Parcel Number: 009-430-042-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
90,300	90,300	90,300	36,678	36,678	0

009-430-044-00	2026 Est. T.C.V.	ROOT RENTALS LLC
Property Class: 401		6077 W DONALD DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 44 EXC THE W 14' LAKE ESTATES
5/2018 SPLIT PART TO 430-044-10
FORMERLY. SEC 12 T22N R8W LOT 44 LAKE ESTATES.

SPLIT ON 05/18/2018 COMPLETED 05/18/2018 TIM ;
PARENT PARCEL(S): 009-430-044-00;
CHILD PARCEL(S): 009-430-044-10;

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	150.00	226.00	1.0746	0.7834	110	100		13,890
150 Actual Front Feet, 0.78 Total Acres							Total Est. Land Value =	13,890

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	450	50	1,838
Total Estimated Land Improvements				1,838

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 2023

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1404 SF Floor Area = 1404 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,404		
			Total:	188,083	186,202

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,408
3 Fixture Bath	1	4,478	4,433

Porches

WPP	48	2,152	2,130
CPP	192	3,671	3,634

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	672	26,665	26,398
Door Opener	2	1,054	1,043

Water/Sewer

Public Sewer	1	1,465	1,450
Water Well, 100 Feet	1	5,734	5,677

Built-Ins

Appliance Allow.	1	2,713	2,686

Totals: 237,437 235,061

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.990 => TCV: 232,710

2026 Est. T.C.V. 009-430-044-00 = 248,438

Est. TCV/Total Floor Area = 176.95, Most recent sale 12/30/2022 for 14,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
96,700	96,700	96,700	95,779	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	27,500	0	0	2,586	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

124,200

124,200

124,200

98,365

98,365

0

009-430-045-00	2026 Est. T.C.V.	ROOT RENTALS LLC
Property Class: 401		6066 W DONALD DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 45 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	120.00	150.00	1.1362	0.7071	110	100		10,605
120 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	10,605

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.58	768	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1	Mobile Home	HUD	Cls Good	Blt 1970

(11) Heating System: Forced Warm Air

Ground Area = 928 SF Floor Area = 928 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	672		
Addition	Siding	Crawl	256		
Expando			154		
			Total:	96,257	33,689

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	136	1,676	587

Plumbing

Average Fixture(s)	1	1,293	453

Porches

WSEP (1 Story)	112	5,531	1,936

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	728	14,829	5,190

Water/Sewer

Public Sewer	1	1,877	657
Water Well, 50 Feet	1	3,351	1,173

Built-Ins

Appliance Allow.	1	3,899	1,365

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	128,713	45,050

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.940 => TCV: 42,347

2026 Est. T.C.V. 009-430-045-00 = 53,902

Est. TCV/Total Floor Area = 58.08, Most recent sale 12/01/1997 for 17,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
21,800	21,800	21,800	14,435	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	5,200	0	0	389	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

27,000

27,000

27,000

14,824

14,824

0

009-430-046-00	2026 Est. T.C.V.	HART KATHERINE M
Property Class: 401		6094 DONALD DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 46 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	120.00	150.00	1.1362	0.7071	110	100		10,605
120 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	10,605

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	840	71	3,441
Total Estimated Land Improvements			True Cash Value =	3,441

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1972

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1336 SF Floor Area = 1336 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,032		
1 Story	Siding	Piers	304		
		Total:		142,372	83,998

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	583

Porches

WGEP (1 Story)	304	17,653	10,415

Deck

Treated Wood	144	3,079	1,817

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	720	25,121	14,821

Water/Sewer

Public Sewer	1	1,152	680
Water Well, 100 Feet	1	5,150	3,038

Built-Ins

Appliance Allow.	1	1,607	948

Fireplaces

Exterior 1 Story	1	4,873	2,875

Local Cost Items

SANITARY SEWER	1	0	0	*89% Good

Totals:	201,995	119,175

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 146,585

2026 Est. T.C.V. 009-430-046-00 = 160,631

Est. TCV/Total Floor Area = 120.23, Most recent sale 08/21/2019 for 95,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
70,000	70,000	70,000	56,194	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,300	0	1,517	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

80,300

80,300

80,300

57,711

57,711

57,711

009-430-047-00	2026 Est. T.C.V.	LERG DONALD R & KATHI
Property Class: 401		6112 W DONALD DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 47 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	150.00	1.1892	0.7071	110	100		9,250
100 Actual Front Feet,	0.34	Total Acres			Total Est.	Land Value =		9,250

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	286	50	941
D/W/P: 4in Concrete	6.96	100	50	348
Wood Frame	32.26	80	94	2,426
Total Estimated Land Improvements			True Cash Value =	3,715

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1972

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1224 SF Floor Area = 1224 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,224		
			Total:	166,293	108,090

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Porches

WCP (1 Story)	48	3,193	2,075

Deck

Treated Wood	120	2,840	2,499	*88% Good
Treated Wood	168	3,558	3,167	*89% Good

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	832	37,490	24,368
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	2	1,054	685

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals: 226,169 148,514

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 182,672

2026 Est. T.C.V. 009-430-047-00 = 195,637

Est. TCV/Total Floor Area = 159.83

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
84,500	84,500	84,500	45,772	2.70	
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses

Parcel Number: 009-430-047-00

Page: 2

	0	13,300	0	0	1,235	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
97,800	97,800	97,800	47,007	47,007	47,007	

009-430-048-00	2026 Est. T.C.V.	MCGRATH DAVID
Property Class: 401		6132 W DONALD DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 48 LAKE ESTATES & THE EAST 1/2 OF LOT 49 IN THE PLAT OF
LAKE ESTATES TOWNSHIP OF LAKE COUNTY OF MISSAUKEE STATE OF MICHIGAN

COMBINE 009-430-049-50 FROM 2014-03113 SECTION12 T22N R8W TOWNSHIP OF LAKE COUNTY
OF MISSAUKEE STATE OF MICHIGAN THE EAST 1/2 OF LOT 49 IN THE PLAT OF LAKE
ESTATES
9/11/2014 SPLIT FROM 009-430-049-00

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

		* Factors *		LOT 48 & 1/2 LOT 49		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 200' @ 110/	150.00	150.00	1.0746	0.7071	110 100	12,537
150 Actual Front Feet,	0.52	Total Acres			Total Est. Land Value =	12,537

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete	6.58	950 74	4,626
Total Estimated Land Improvements	True	Cash Value =	4,626

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1977

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1056 SF Floor Area = 1056 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,056		
			Total:	167,752	109,039

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Porches

WPP	80	2,844	1,849
WPP	96	3,010	1,956

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 358 17,445 11,339

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 202,385 131,549

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 161,805

2026 Est. T.C.V. 009-430-048-00 = 178,968

Est. TCV/Total Floor Area = 169.48, Most recent sale 05/20/2025 for 67,370

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
76,100	76,100	76,100	49,756	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,400	0	0	39,744	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

89,500

89,500

89,500

51,099

89,500

89,500

009-430-049-00	2026 Est. T.C.V.	WILSON BILLY D & DONNA M
Property Class: 401		6170 W DONALD DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2014-03113 SEC 12 T22N R82 W 1/2 LOT 49 LAKE ESTATES

EXEMPT SPLIT ON 10/7/2014 INTO 009-439-049-50
FORMERLY. SEC 12 T22N R8W LOT 49 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	50.00	150.00	1.4142	0.7071	110	100		5,500
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	5,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	60	80	296
Total Estimated Land Improvements True Cash Value =				296

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1990

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	720	22,428		19,064	
Totals:		22,428		19,064	

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 23,449

2026 Est. T.C.V. 009-430-049-00	=	29,245
Est. TCV/Total Floor Area = 0.00, Most recent sale 08/01/1996 for 52,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
13,100 13,100 13,100 5,800 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 1,500 0 0 156 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
14,600 14,600 14,600 5,956 5,956 0		

009-430-050-00	2026 Est. T.C.V.	WILSON BILLY D & DONNA M
Property Class: 401		6170 W DONALD DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 12 T22N R8W LOT 50 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	150.00	1.1892	0.7071	110	100		9,250
100 Actual Front Feet,	0.34	Total Acres			Total Est.		Land Value =	9,250

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	372	50	1,146
Wood Frame	26.22	96	50	1,258
Total Estimated Land Improvements			True Cash Value =	2,404

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1974

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1152 SF Floor Area = 1152 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,152		
			Total:	116,422	69,852

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Porches

CSEP (1 Story)	288	10,512	6,307

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	624	22,632	13,579
Common Wall: 1/2 Wall	1	-1,207	-724

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 100 Feet	1	5,415	3,249

Built-Ins

Appliance Allow.	1	1,897	1,138

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	158,156	94,892

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.990 => TCV: 93,943

2026 Est. T.C.V. 009-430-050-00 = 105,597

Est. TCV/Total Floor Area = 91.66

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
44,100	44,100	44,100	25,964	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,700	0	0	701	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,800	52,800	52,800	26,665	26,665	0	

009-430-051-00	2026 Est. T.C.V.	SOLTOW JACK D TRUST
Property Class: 401		6188 DONALD DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 51 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	150.00	1.1892	0.7071	110	100		9,250
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	9,250

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	1240	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1	Mobile Home	HUD	Cls Average	Blt 1971

(11) Heating System: Wall Furnace

Ground Area = 1440 SF Floor Area = 1440 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	1440		
			Total:	95,330	33,365

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	168	1,969	689

Porches

WCP (1 Story)	60	3,345	1,171

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	576	16,111	5,639

Water/Sewer

Public Sewer	1	1,465	513
Water Well, 100 Feet	1	5,734	2,007

Deck

w/Roof (Roof portion)	1440	21,427	7,499

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	145,381	50,883

Notes: 1971 GLEN ARVIN MHD

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.940 => TCV: 47,830

2026 Est. T.C.V. 009-430-051-00 = 58,030

Est. TCV/Total Floor Area = 40.30, Most recent sale 06/02/2005 for 45,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
23,600	23,600	23,600	16,133	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,400	0	0	435	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
29,000	29,000	29,000	16,568	16,568	0

009-430-053-00	2026 Est. T.C.V.	WHITAKER KEVIN & JENNI
Property Class: 402		CHARLES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

E 1/2 OF LOT 53. LAKE ESTATES.

98 SPLIT 1/2 LOT TO 053-50 FOR 99

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	50.00	150.00	1.4142	0.7071	110	100	1/2 OF LOT 53	5,500
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	5,500

2026 Est. T.C.V. 009-430-053-00 = 5,500

Est. TCV/Total Floor Area = 3.82, Most recent sale 09/27/2021 for 10,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
2,300	2,300	2,300	2,045	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	55	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,800	2,800	2,800	2,100	2,100	0	

BIGHAM JANE M
1695 S BARBARA DR
LAKE CITY, MI 49651

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

LOT 52 * 1/2 OF 53

2026 Est. T.C.V. 009-430-053-50 = 201,745
Est. TCY/Total Floor Area = 138.56

Parcel Number: 009-430-053-50

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	79,000	79,000	79,000	47,364	2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	21,900	0	0	1,278	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	100,900	100,900	100,900	48,642	48,642	48,642

009-430-054-00	2026 Est. T.C.V.	WHITAKER KEVIN & JENNI
Property Class: 401		6201 W CHARLES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 54 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	150.00	1.1892	0.7071	110	100		9,250
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	9,250

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	826	50	3,374
Total Estimated Land Improvements				True Cash Value = 3,374

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2024

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost

Other Additions/Adjustments

Plumbing

3 Fixture Bath	1	-4,478	-4,433

Porches

CCP (1 Story)	114	3,336	3,303

Deck

Treated Wood	120	2,840	2,812

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	1	527	522
Base Cost	1344	31,786	31,468

Totals:	34,011	33,672

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 41,417

2026 Est. T.C.V. 009-430-054-00 = 54,041

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/27/2021 for 10,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
23,900	23,900	23,900	22,173	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,100	0	0	598	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,000	27,000	27,000	22,771	22,771	0	

009-430-055-00	2026 Est. T.C.V.	GUNNERSON MATTHEW A
Property Class: 401		6133 CHARLES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 55 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	150.00	1.1892	0.7071	110	100		9,250
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	9,250

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	1800	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls CD	Blt 2000

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1092 SF Floor Area = 1092 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,092			*90% Good
			Total:	132,472	119,226	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	1,066

Porches

CPP	30	825	742

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	676	24,012	21,611
Common Wall: 1 Wall	1	-2,421	-1,816
Door Opener	2	935	841

Water/Sewer

Public Sewer	1	1,300	1,170
Water Well, 100 Feet	1	5,415	4,873

Built-Ins

Appliance Allow.	1	1,897	1,707

Breezeways

Frame Wall	80	4,704	4,234

Local Cost Items

SANITARY SEWER	1	0	0	*91% Good

Totals:	170,324	153,654

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 188,994

2026 Est. T.C.V. 009-430-055-00 = 200,744

Est. TCV/Total Floor Area = 183.83, Most recent sale 04/18/2023 for 140,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
86,400	86,400	86,400	77,634	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,000	0	2,096	0	

Parcel Number: 009-430-055-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
100,400	100,400	100,400	79,730	79,730	0

009-430-056-00	2026 Est. T.C.V.	RISTOW ISSIAH & HISLIP SAVANA R
Property Class: 401		6111 W CHARLES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 56 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	150.00	1.1892	0.7071	110	100		9,250
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	9,250

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	50	500
Total Estimated Land Improvements True Cash Value =				500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1990

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1056 SF Floor Area = 1056 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,056		
			Total:	159,355	111,554

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995

Porches

WSEP (1 Story)	144	8,387	5,871

Deck

Treated Wood	612	8,305	5,813

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	480	21,144	14,801
Common Wall: 1 Wall	1	-2,589	-1,812

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	205,936	144,160

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 177,317

2026 Est. T.C.V. 009-430-056-00 = 187,067

Est. TCV/Total Floor Area = 177.15, Most recent sale 08/22/2022 for 141,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
79,600	79,600	79,600	71,345	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	13,900	0	0	1,926	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
93,500	93,500	93,500	73,271	73,271	73,271	

009-430-057-00	2026 Est. T.C.V.	TAYLOR CLIFFORD W & DAWN A
Property Class: 401		6089 W CHARLES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 57 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	120.00	150.00	1.1362	0.7071	110	100		10,605
120 Actual Front Feet,	0.41	Total Acres			Total Est.	Land Value =		10,605

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1996

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1809 SF Floor Area = 1809 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,809		
			Total:	204,606	143,224

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	829
3 Fixture Bath	1	3,721	2,605

Deck

Treated Wood	264	4,683	3,278

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	864	28,616	20,031

Water/Sewer

Public Sewer	1	1,300	910
Water Well, 100 Feet	1	5,415	3,790

Built-Ins

Appliance Allow.	1	1,897	1,328

Local Cost Items

SANITARY SEWER	1	0	0	*80% Good

Totals: 251,423 175,995

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.140 => TCV: 200,634

2026 Est. T.C.V. 009-430-057-00 = 211,239

Est. TCV/Total Floor Area = 116.77, Most recent sale 08/01/1999 for 65,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
97,300	97,300	97,300	43,255	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,300	0	1,167	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
105,600	105,600	105,600	44,422	44,422	44,422	

009-430-058-00	2026 Est. T.C.V.	CHAMPLIN BRUCE & PATRICIA
Property Class: 401		1696 S KATHLEEN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 58 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	120.00	150.00	1.1362	0.7071	110	100		10,605
120 Actual Front Feet,	0.41	Total Acres			Total Est.	Land Value =		10,605

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	228	50	793
Wood Frame	32.26	80	50	1,290
Wood Frame	39.19	36	50	705
Total Estimated Land Improvements				True Cash Value = 2,788

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1960

(11) Heating System: Forced Heat & Cool

Ground Area = 1008 SF Floor Area = 1008 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,008		
			Total:	164,769	123,576

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
2 Fixture Bath	1	2,996	2,247

Porches

WCP (1 Story)	200	8,484	6,363

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	1008	35,855	26,891
Door Opener	1	527	395

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 100 Feet	1	5,734	4,300

Built-Ins

Appliance Allow.	1	2,713	2,035

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 223,965 167,972

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 206,606

2026 Est. T.C.V. 009-430-058-00 = 219,999

Est. TCV/Total Floor Area = 218.25, Most recent sale 05/05/2017 for 64,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
94,200	94,200	94,200	62,423	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	15,800	0	0	1,685	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
110,000	110,000	110,000	64,108	64,108	64,108

009-440-001-00	2026 Est. T.C.V.	BUCKLEY LAURA
Property Class: 401		7229 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 1 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	170.00	1.0000	0.9447	3800	100		215,393
60 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	215,393

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.80	100	45	1,296

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				2,236

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1520 SF Floor Area = 1520 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,520		
			Total:	201,381	140,965

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995

Porches

WGEP (1 Story)	488	33,887	23,721
CCP (1 Story)	25	890	623

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 50 Feet	1	3,344	2,341

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	1195	41,622	29,135

Local Cost Items

SANITARY SEWER	1	0	0	*91% Good

Totals:	284,011	198,805

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 337,969

2026 Est. T.C.V. 009-440-001-00	=	555,598

Est. TCV/Total Floor Area = 365.52

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
265,800	265,800	265,800	114,834	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	12,000	0	0	3,100	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
277,800	277,800	277,800	117,934	117,934	117,934	

009-440-002-00	2026 Est. T.C.V.	BENEDICT DAVID & BENEDICT JAMES &
Property Class: 401		7219 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 2 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	182.00	1.0000	0.9675	3800	100		220,597
60 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	220,597

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	320	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1 Single Family 1+S Cls C Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1556 SF Floor Area = 1556 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Crawl Space	1,556		
			Total:	215,121	139,827

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Porches

CCP (1 Story)	122	3,550	2,307

Deck

Treated Wood	280	4,978	3,236

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	463	20,650	13,422
Common Wall: 1/2 Wall	1	-1,294	-841
Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*91% Good

Totals: 261,253 169,812

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 288,680

2026 Est. T.C.V. 009-440-002-00 = 510,217

Est. TCV/Total Floor Area = 327.90

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-440-002-00

Page: 2

	246,600	246,600	246,600	120,879	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,500	0	0	3,263	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	255,100	255,100	255,100	124,142	124,142	0

009-440-003-00	2026 Est. T.C.V.	CLINE ROBERT W & NANCY LIVING TRUST
Property Class: 401		7207 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 3 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	62.00	221.00	0.9886	1.0356	3800	100		241,195
62 Actual Front Feet, 0.32 Total Acres								241,195
Total Est. Land Value =								241,195

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	120	0	0
D/W/P: 4in Concrete	6.96	1200	0	0
Wood Frame	27.96	120	45	1,510

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				6,260

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1994

(11) Heating System: Forced Heat & Cool
 Ground Area = 2024 SF Floor Area = 2024 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,024		
Total:				265,856	199,392

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Deck

Treated Wood	375	6,030	4,522

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	17,932
Common Wall: 2 Wall	1	-5,177	-3,883
Door Opener	1	527	395

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 100 Feet	1	5,734	4,300

Built-Ins

Appliance Allow.	1	2,713	2,035

Fireplaces

Exterior 1 Story	1	6,387	4,790

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 313,345 235,006

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 399,510

2026 Est. T.C.V. 009-440-003-00 = 646,965

Est. TCV/Total Floor Area = 319.65, Most recent sale 10/27/2005 for 310,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-440-003-00

Page: 2

	310,200	310,200	310,200	174,779	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	13,300	0	0	4,719	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	323,500	323,500	323,500	179,498	179,498	179,498

009-440-004-00	2026 Est. T.C.V.	KLOOSTERMAN LON E & NANCY J
Property Class: 401		7199 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 4 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	70.00	269.00	0.9475	1.1093	3800	100		279,578
70 Actual Front Feet, 0.43 Total Acres							Total Est. Land Value =	279,578

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1800	50	7,353
Wood Frame	24.96	192	50	2,396
Total Estimated Land Improvements				9,749

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1976

(11) Heating System: Forced Hot Water

Ground Area = 1073 SF Floor Area = 1610 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,073		
			Total:	200,083	142,059

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,010
3 Fixture Bath	1	4,478	3,179

Deck

Treated Wood	60	1,887	1,340
Treated Wood	570	7,929	5,630

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	720	25,214	19,415	*77% Good
Common Wall: 1 Wall	1	-2,139	-1,647	

Water/Sewer

Public Sewer	1	1,465	1,040
Water Well, 100 Feet	1	5,734	4,071

Fireplaces

Exterior 2 Story	1	7,869	5,587

Porches

WPP	24	1,247	885
WPP	24	1,247	885

Breezeways

Frame Wall	240	16,200	11,502

Local Cost Items

SANITARY SEWER	1	0	0	*91% Good

Totals: 272,636 194,956

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 331,425

2026 Est. T.C.V. 009-440-004-00 = 620,752

Est. TCV/Total Floor Area = 385.56, Most recent sale 02/08/2019 for 300,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-440-004-00

Page: 2

	302,300	302,300	302,300	179,424	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,100	0	0	4,844	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	310,400	310,400	310,400	184,268	184,268	0

009-440-005-00	2026 Est. T.C.V.	VANLAAN TAMMY S TRUST
Property Class: 401		7189 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 5 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	73.00	262.00	0.9337	1.0991	3800	100		284,670
73 Actual Front Feet, 0.44 Total Acres							Total Est. Land Value =	284,670

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 1983

(11) Heating System: Forced Heat & Cool
 Ground Area = 1240 SF Floor Area = 1838 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,196		
1 Story	Siding	Crawl Space	44		
			Total:	248,027	186,038

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358
2 Fixture Bath	1	2,996	2,247
Separate Shower	1	1,310	982

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Common Wall: 1/2 Wall	1	-1,294	-970
Base Cost	196	10,905	8,179

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 50 Feet	1	3,344	2,508

Built-Ins

Appliance Allow.	1	2,713	2,035

Fireplaces

Exterior 1 Story	1	6,387	4,790

Porches

CPP	816	10,959	8,219

Local Cost Items

SANITARY SEWER	1	0	0	*93% Good

Totals: 292,712 219,551

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 373,237

2026 Est. T.C.V. 009-440-005-00 = 657,907

Est. TCV/Total Floor Area = 357.95, Most recent sale 05/18/2016 for 315,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
323,100	323,100	323,100	182,019	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
16,600	10,800	21,500	16,600	4,587	12,112	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
329,000	329,000	329,000	191,094	191,094	0	

009-440-006-00	2026 Est. T.C.V.	URBANSKI TODD D & JANE E
Property Class: 401		7179 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 6 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	64.00	227.00	0.9777	1.0453	3800	100		248,543
64 Actual Front Feet, 0.33 Total Acres							Total Est. Land Value =	248,543

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	33.84	70	0	0
Fencing: Wd, Picket, 30-40	15.10	32	0	0
D/W/P: 4in Concrete	6.96	2159	50	7,513
D/W/P: Brick on Sand	18.00	83	50	747
Wood Frame	27.96	120	50	1,677
Total Estimated Land Improvements				9,937

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1971

(11) Heating System: Forced Heat & Cool

Ground Area = 1140 SF Floor Area = 1404 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,056		
1 Story	Siding	Crawl Space	84		
		Total:		193,888	145,400

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066

Deck

Treated Wood	501	7,285	5,464
Treated Wood	60	1,887	1,415

Balcony

Wood Balcony	40	1,747	1,310

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	484	19,041	14,281

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 100 Feet	1	5,734	4,300

Built-Ins

Appliance Allow.	1	2,713	2,035

Fireplaces

Prefab 2 Story	1	3,109	2,332

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good

Totals:	238,291	178,702

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 303,793

2026 Est. T.C.V. 009-440-006-00 = 562,273

Est. TCV/Total Floor Area = 400.48, Most recent sale 10/22/2010 for 33,000

Parcel Number: 009-440-006-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	272,900	272,900	272,900	141,675	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,200	0	0	3,825	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	281,100	281,100	281,100	145,500	145,500	0

009-440-007-00	2026 Est. T.C.V.	WIERSMA CHAD M & CYNTHIA R TRUST
Property Class: 401		7169 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 7 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	205.00	1.0000	1.0087	3800	100		229,979
60 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	229,979

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	624	0	0
Wood Frame	35.03	64	50	1,121

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,071

Cost Est. for Res. Bldg: 1 A-Frame 1.25S Cls Good Blt 1974

(11) Heating System: Electric Wall Heat
 Ground Area = 897 SF Floor Area = 1121 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	897		
			Total:	121,427	78,930

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Porches

CGEP (1 Story)	57	5,444	3,539

Deck

Treated Wood	256	4,692	3,050

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	520	22,329	14,514

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good

Totals:	159,958	103,976

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 176,759

2026 Est. T.C.V. 009-440-007-00 = 408,809

Est. TCV/Total Floor Area = 364.68, Most recent sale 02/01/2019 for 212,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
206,400	206,400	206,400	117,632	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-2,000	0	3,176	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
204,400	204,400	204,400	120,808	120,808	0	

009-440-008-00	2026 Est. T.C.V.	TOBE THOMAS J & JANET S
Property Class: 401		7159 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 8 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	179.00	1.0000	0.9619	3800	100		219,317
60 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	219,317

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	700	0	0
Wood Frame	32.26	80	50	1,290

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,790

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 1975

(11) Heating System: Electric Baseboard

Ground Area = 1232 SF Floor Area = 1862 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	840		
1 Story	Siding	Crawl Space	392		
		Total:		247,105	160,599

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

WCP (1 Story)	48	3,193	2,075
WCP (1 Story)	180	7,909	5,141
CGEP (1 Story)	288	16,860	10,959

Deck

Treated Wood	114	2,730	1,774
Treated Wood	84	2,246	1,460
Treated Wood	624	8,412	5,468
w/Roof (Roof portion)	140	2,430	1,579

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	480	18,926	12,302
Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*91% Good

Totals:	330,147	214,576

Parcel Number: 009-440-008-00

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Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 364,779

2026 Est. T.C.V. 009-440-008-00 = 587,886
 Est. TCV/Total Floor Area = 315.73, Most recent sale 09/10/2004 for 224,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
280,000	280,000	280,000	156,276	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,900	0	0	4,219	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
293,900	293,900	293,900	160,495	160,495	0	

009-440-009-00	2026 Est. T.C.V.	MORRIS GERALDINE M
Property Class: 401		7149 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 9 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	140.00	1.0000	0.8826	3800	100		201,242
60 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	201,242

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	716	0	0
D/W/P: Brick on Sand	18.00	262	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements			True Cash Value =	4,750

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C Blt 1972

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 768 SF Floor Area = 1344 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	768		
			Total:	165,622	107,654

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

WCP (1 Story)	240	9,430	6,129
WPP	144	3,979	2,586
WCP (1 Story)	112	5,519	3,587

Deck

Treated Wood	140	3,160	2,054
w/Roof (Roof portion)	154	2,647	1,721

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	616	22,515	14,635
Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Fireplaces

Exterior 2 Story	1	7,869	5,115

Local Cost Items

SANITARY SEWER	1	0	0	*91% Good

Totals: 231,977 150,785

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 256,335

2026 Est. T.C.V. 009-440-009-00	=	462,327
Est. TCV/Total Floor Area = 343.99		

Parcel Number: 009-440-009-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	222,700	222,700	222,700	95,489	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,500	0	0	2,578	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	231,200	231,200	231,200	98,067	98,067	98,067

009-440-010-00	2026 Est. T.C.V.	AYOTTE TODD & LISA
Property Class: 401		7139 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 10 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	50.00	118.00	1.0659	0.8314	3800	100		168,370
50 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	168,370

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	551	0	0
D/W/P: Brick on Sand	18.00	86	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 1974

(11) Heating System: Forced Heat & Cool

Ground Area = 1388 SF Floor Area = 2326 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	900		
2 Story	Siding	Crawl Space	488		
		Total:		304,228	212,956

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135
2 Fixture Bath	1	2,996	2,097

Porches

CCP (1 Story)	54	1,696	1,187

Balcony

Wood Balcony	48	2,097	1,468

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	440	19,950	13,965
Storage Over Garage	220	2,913	2,039

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Prefab 2 Story	1	3,109	2,176

Deck

Treated Wood	993	12,651	8,856
Treated Wood	18	806	564

Local Cost Items

SANITARY SEWER	1	0	0	*91% Good

Totals: 363,868 254,703

Parcel Number: 009-440-010-00

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Notes:

 ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 432,995

2026 Est. T.C.V. 009-440-010-00 = 603,740

Est. TCV/Total Floor Area = 259.56, Most recent sale 10/19/2018 for 390,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
284,300	284,300	284,300	197,393	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,600	0	0	5,329	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
301,900	301,900	301,900	202,722	202,722	0	

009-440-011-00	2026 Est. T.C.V.	LEE CARL
Property Class: 401		7129 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 11 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	50.00	124.00	1.0659	0.8459	3800	100		171,318
50 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	171,318

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	325	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1973

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1616 SF Floor Area = 2032 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	832		
1+ Story	Siding	Crawl Space	624		
1 Story	Siding	Crawl Space	160		
			Total:	262,385	183,657

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
2 Fixture Bath	1	2,996	2,097

Deck

Treated Wood	536	7,617	5,332
Treated Wood	60	1,887	1,321

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	624	25,272	17,690
Common Wall: 1/2 Wall	1	-1,294	-906

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good

Totals: 307,484 215,225

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 365,883

2026 Est. T.C.V. 009-440-011-00 = 539,576

Est. TCV/Total Floor Area = 265.54, Most recent sale 06/01/2016 for 260,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
256,000	256,000	256,000	158,933	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	13,800	0	0	4,291	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
269,800	269,800	269,800	163,224	163,224	163,224

009-440-012-00	2026 Est. T.C.V.	SERRA SALVATORE & STEPHANIE
Property Class: 401		7119 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 12 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	50.00	125.00	1.0659	0.8483	3800	100		171,801
50 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	171,801

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	102	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 5 Blt 1972

(11) Heating System: Forced Hot Water

Ground Area = 792 SF Floor Area = 1584 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	792		
			Total:	204,399	143,067

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Porches

CGEP (1 Story)	80	6,917	4,842

Deck

Treated Wood	64	1,953	1,367
Treated Wood	264	4,792	3,354
Treated Wood	200	3,984	2,789

Balcony

Wood Balcony	64	2,796	1,957

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	528	27,086	18,960
Storage Over Garage	528	6,991	4,894
Door Opener	1	527	369

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	2,713	1,899

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good

Totals:	272,867	190,994

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 324,690

Parcel Number: 009-440-012-00

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2026 Est. T.C.V. 009-440-012-00	=	497,441				
Est. TCV/Total Floor Area = 314.04, Most recent sale 12/30/2025 for 679,900						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
221,100	221,100	221,100	120,687	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	18,700	8,900	0	18,700	109,313	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	248,700	248,700	142,645	248,700		0

009-440-013-00	2026 Est. T.C.V.	STEPHENS WILLIAM J & REGINA M
Property Class: 401		7109 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 13 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	50.00	125.00	1.0659	0.8483	3800	100		171,801
50 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	171,801

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	46.97	60	0	0
D/W/P: 4in Ren. Conc.	8.17	1013	50	4,138
D/W/P: Patio Blocks	15.58	562	50	4,378
Total Estimated Land Improvements True Cash Value =				8,516

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 5 Blt 1992

(11) Heating System: Forced Heat & Cool

Ground Area = 1152 SF Floor Area = 2072 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	816		
1 Story	Siding	Crawl Space	336		
1 Story	Siding	Overhang	308		
		Total:		259,220	194,397

Other Additions/Adjustments

Exterior

Brick Veneer	160	2,650	1,987

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358
2 Fixture Bath	1	2,996	2,247

Porches

WPP	28	1,578	1,183

Deck

Treated Wood	107	2,598	1,948
Composite	672	10,188	7,641

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	626	30,536	22,902
Common Wall: 1 Wall	1	-2,589	-1,942
Door Opener	1	527	395

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 50 Feet	1	3,344	2,508

Built-Ins

Appliance Allow.	1	2,713	2,035

Fireplaces

Prefab 2 Story	1	3,109	2,332

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:		324,235	243,156

Parcel Number: 009-440-013-00

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Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 413,365

2026 Est. T.C.V. 009-440-013-00 = 593,682

Est. TCV/Total Floor Area = 286.53, Most recent sale 08/28/2018 for 328,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
280,400	280,400	280,400	195,649	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	16,400	0	5,282	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
296,800	296,800	296,800	200,931	200,931	0	

009-440-014-00	2026 Est. T.C.V.	JOHNSTON MICHAEL & CHRISTINA
Property Class: 401		7099 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 14 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	50.00	122.00	1.0659	0.8411	3800	100		170,346
50 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	170,346

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.18	336	0	0
D/W/P: 3.5 Concrete	6.16	132	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1971

(11) Heating System: Electric Baseboard

Ground Area = 840 SF Floor Area = 1260 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	840		
			Total:	136,296	88,591

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770
2 Fixture Bath	1	2,502	1,626

Porches

WPP	96	2,687	1,747
WPP	336	5,289	3,438

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	440	15,818	10,282

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 100 Feet	1	5,415	3,520

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Interior 1 Story	1	4,610	2,996

Local Cost Items

SANITARY SEWER	1	0	0	*93% Good

Totals: 176,999 115,048

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 195,582

2026 Est. T.C.V. 009-440-014-00 = 366,878

Est. TCV/Total Floor Area = 291.17, Most recent sale 02/16/2018 for 230,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
178,400	178,400	178,400	92,950	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-440-014-00

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0	5,000	0	0	2,509	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
183,400	183,400	183,400	95,459	95,459	0

009-440-015-00	2026 Est. T.C.V.	MCINTOSH DAVID
Property Class: 401		7087 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. LOT 15 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	50.00	109.00	1.0659	0.8086	3800	100		163,759
50 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	163,759

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	46.97	128	0	0
D/W/P: 4in Ren. Conc.	8.17	356	50	1,454
D/W/P: Brick on Sand	18.00	242	50	2,178
Wood Frame	39.19	20	50	392

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				6,399

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C 10 Blt 1999

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1120 SF Floor Area = 1120 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,120		
			Total:	169,199	135,363

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Porches

WCP (1 Story)	90	4,786	3,829
WCP (1 Story)	102	5,109	4,087
CCP (1 Story)	104	3,064	2,451

Deck

Treated Wood	217	4,214	3,371
Treated Wood	36	1,454	1,163
Treated Wood	36	1,454	1,163

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	624	25,272	20,218
Storage Over Garage	364	4,819	3,855
Door Opener	1	527	422

Water/Sewer

Public Sewer	1	1,465	1,172
Water Well, 100 Feet	1	5,734	4,587

Built-Ins

Appliance Allow.	1	2,713	2,170

Local Cost Items

SANITARY SEWER	1	0	0	*91% Good

Totals: 235,710 188,571

Notes:

Parcel Number: 009-440-015-00

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 ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 320,571

2026 Est. T.C.V. 009-440-015-00 = 490,729
 Est. TCV/Total Floor Area = 438.15, Most recent sale 09/17/2019 for 290,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
234,500	234,500	234,500	160,375	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	10,900	0	4,330	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
245,400	245,400	245,400	164,705	164,705	0	

009-440-016-00	2026 Est. T.C.V.	FRAZIER MICHAEL S & DIANE L
Property Class: 401		7079 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 16 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	65.00	104.00	0.9724	0.7954	3800	100		191,043
65 Actual Front Feet,	0.16	Total Acres			Total Est.		Land Value =	191,043

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl,Picket,36-48	27.27	40	0	0
D/W/P: 4in Ren. Conc.	8.17	740	50	3,023
D/W/P: Brick on Sand	18.00	128	50	1,152
Total Estimated Land Improvements				True Cash Value = 4,175

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 1991

(11) Heating System: Forced Heat & Cool

Ground Area = 1049 SF Floor Area = 1822 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	773		
1 Story	Siding	Crawl Space	276		
			Total:	249,046	174,328

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Porches

CCP (1 Story)	38	1,273	891

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	696	33,018	23,113
Common Wall: 1.5 Wall	1	-3,883	-2,718
Door Opener	1	527	369

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Exterior 2 Story	1	7,869	5,508

Deck

Composite	287	5,485	3,839

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals: 309,147 216,398

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 367,877

2026 Est. T.C.V. 009-440-016-00 = 563,095

Est. TCV/Total Floor Area = 309.05, Most recent sale 07/01/2000 for 265,000

Parcel Number: 009-440-016-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	269,000	269,000	269,000	168,685	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	12,500	0	0	4,554	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	281,500	281,500	281,500	173,239	173,239	0

009-440-017-00	2026 Est. T.C.V.	VERTALKA STEVEN J & NANCY J
Property Class: 401		7069 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 2 T22N R8W LOT 17 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	130.68	1.0000	0.8616	3800	100		196,448
60 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	196,448

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	504	50	1,754
D/W/P: Brick on Sand	18.00	60	50	540
Wood Frame	35.03	64	50	1,121
Total Estimated Land Improvements				True Cash Value = 3,415

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 1967

(11) Heating System: Forced Heat & Cool

Ground Area = 1024 SF Floor Area = 1168 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	576		
1 Story	Siding	Crawl Space	280		
1 Story	Siding	Crawl Space	168		
			Total:	175,126	113,826

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Porches

WCP (1 Story)	312	10,789	7,013

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Deck

w/Roof (Roof portion)	24	529	344

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good

Totals: 204,165 132,701

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 225,592

2026 Est. T.C.V. 009-440-017-00 = 425,455

Est. TCV/Total Floor Area = 364.26

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
206,200	206,200	206,200	112,904	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,500	0	3,048	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
212,700	212,700	212,700	115,952	115,952	0	

009-440-018-00	2026 Est. T.C.V.	SMITH COLLEEN A
Property Class: 401		7059 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 18 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	187.31	1.0000	0.9773	3800	100		222,828
60 Actual Front Feet, 0.26 Total Acres							Total Est. Land Value =	222,828

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	64	94	370
Wood Frame	24.64	126	95	2,950
Total Estimated Land Improvements				3,320

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1973

(11) Heating System: Forced Air w/ Ducts

Ground Area = 768 SF Floor Area = 768 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	768		
			Total:	97,313	68,120

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	829

Deck

Treated Wood	240	4,399	3,079

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	19,077	13,354

Water/Sewer

Public Sewer	1	1,300	910

Water Well, 100 Feet	1	5,415	3,790

Built-Ins

Appliance Allow.	1	1,897	1,328

Fireplaces

Exterior 1 Story	1	5,597	3,918

Porches

WPP	20	980	686

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good

Totals: 137,163 96,014

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 163,224

2026 Est. T.C.V. 009-440-018-00 = 389,372

Est. TCV/Total Floor Area = 506.99

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
193,400	193,400	193,400	94,835	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,300	0	2,560	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

194,700

194,700

194,700

97,395

97,395

97,395

009-440-019-00	2026 Est. T.C.V.	OSBORNE JOYCE E ESTATE
Property Class: 401		7049 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 19 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	72.00	206.91	0.9382	1.0120	3800	100		259,756
72 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	259,756

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	31.56	24	0	0
D/W/P: 4in Concrete	6.47	1051	0	0
D/W/P: 4in Concrete	6.47	132	0	0
D/W/P: Patio Blocks	14.26	54	0	0
D/W/P: Asphalt Paving	2.89	600	0	0
Wood Frame	33.62	48	50	807
Wood Frame	26.22	96	50	1,258

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				4,440

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1972

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 982 SF Floor Area = 1174 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	768		
1 Story	Siding	Crawl Space	114		
1 Story	Siding	Crawl Space	100		
			Total:	144,165	93,707

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Deck

Treated Wood	352	5,650	3,672
Treated Wood	248	4,489	2,918
Treated Wood	84	2,194	1,426
w/Roof (Roof portion)	132	2,094	1,361

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	672	21,329	13,864
Door Opener	1	468	304

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 100 Feet	1	5,415	3,520

Built-Ins

Appliance Allow.	1	1,897	1,233

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals: 190,186 123,620

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 210,154

Parcel Number: 009-440-019-00

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2026 Est. T.C.V. 009-440-019-00	=	474,350
Est. TCV/Total Floor Area = 404.05		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
234,600 234,600 234,600	109,366	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 2,600 0	0	2,952 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
237,200 237,200 237,200	112,318	112,318 0

009-440-020-00	2026 Est. T.C.V.	BEIG SALEEM & IRENE L
Property Class: 401		7039 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 20 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	66.00	214.50	0.9672	1.0248	3800	100		248,587
66 Actual Front Feet, 0.33 Total Acres							Total Est. Land Value =	248,587

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1104	78	5,666
Total Estimated Land Improvements				True Cash Value = 5,666

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 10 Blt 2004

(11) Heating System: Forced Air w/ Ducts

Ground Area = 936 SF Floor Area = 2232 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	936		
1 Story	Siding	Overhang	360		
		Total:		274,962	219,985

Other Additions/Adjustments

Exterior

Brick Veneer	384	6,359	5,087

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582
2 Fixture Bath	1	2,996	2,397

Porches

CCP (1 Story)	48	1,531	1,439	*94% Good
WGEP (1 Story)	340	23,678	22,968	*97% Good

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	576	28,771	27,045	*94% Good
Common Wall: 1 Wall	1	-2,589	-2,434	

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	528	20,217	15,567	*77% Good

Water/Sewer

Public Sewer	1	1,465	1,172
Water Well, 100 Feet	1	5,734	4,587

Built-Ins

Appliance Allow.	1	2,713	2,170

Deck

Composite	300	5,661	5,548	*98% Good

Local Cost Items

SANITARY SEWER	1	0	0	*93% Good

Totals:	377,398	310,251

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 527,427

2026 Est. T.C.V. 009-440-020-00

= 781,680

Parcel Number: 009-440-020-00

Page: 2

 Est. TCV/Total Floor Area = 350.22, Most recent sale 07/02/2004 for 180,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
371,100	371,100	371,100	193,065	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	19,700	0	0	5,212	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
390,800	390,800	390,800	198,277	198,277	198,277	

009-440-021-00	2026 Est. T.C.V.	LINDWALL LANCE R & MARY K LE
Property Class: 401		7029 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 21 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	66.00	209.88	0.9672	1.0170	3800	100		246,700
66 Actual Front Feet, 0.32 Total Acres							Total Est. Land Value =	246,700

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	1190	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1972

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1440 SF Floor Area = 2016 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	576		
1 Story	Siding	Crawl Space	864		
		Total:		245,311	159,452

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

WGEP (1 Story)	168	14,273	9,277

Deck

Treated Wood	551	7,753	5,039
Composite	387	6,680	4,342

Balcony

Wood Balcony	48	2,097	1,363

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	15,541
Storage Over Garage	192	2,542	1,652
Door Opener	1	527	343

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	336	14,928	9,703
Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good

Totals: 338,357 219,931

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 373,883

2026 Est. T.C.V. 009-440-021-00 = 625,333

Est. TCV/Total Floor Area = 310.19

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
301,000	301,000	301,000	132,935	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,700	0	0	3,589	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
312,700	312,700	312,700	136,524	136,524	136,524	

009-440-022-00	2026 Est. T.C.V.	ADKINS MARK J
Property Class: 401		7017 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 2 T22N R8W LOT 22 & NW'LY 4 FT OF LOT 23. LETTICH COVE. 2020-03548 AMEND
PLAT RESTRICTIONS

01 COMBO 4 FT FROM 023 FOR 02

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	55.00	191.66	1.0309	0.9852	3800	100		212,276
55 Actual Front Feet, 0.24 Total Acres								Total Est. Land Value = 212,276

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value

LAND IMPROVE 5000	5,000.00	1	95	4,750

Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 2002

(11) Heating System: Forced Heat & Cool

Ground Area = 1448 SF Floor Area = 1810 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,448		
Total:				253,389	207,776

Other Additions/Adjustments

Exterior

Stone Veneer	96	3,512	2,880

Plumbing

Average Fixture(s)	1	1,422	1,166

3 Fixture Bath	1	4,478	3,672

Porches

CCP (1 Story)	84	2,536	2,080

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	440	23,874	19,577

Common Wall: 1 Wall	1	-2,589	-2,123

Door Opener	1	527	432

Water/Sewer

Public Sewer	1	1,465	1,201

Water Well, 100 Feet	1	5,734	4,702

Built-Ins

Appliance Allow.	1	2,713	2,225

Local Cost Items

SANITARY SEWER	1	0	0	*92% Good

Totals:	297,061	243,588

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 414,100

2026 Est. T.C.V. 009-440-022-00 = 631,126

Est. TCV/Total Floor Area = 348.69, Most recent sale 06/01/2000 for 57,500

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-440-022-00

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	300,500	300,500	300,500	145,360	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	15,100	0	0	3,924	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	315,600	315,600	315,600	149,284	149,284	149,284

009-440-023-00	2026 Est. T.C.V.	DAVIS NADINE M TRUSTEE OF THE
Property Class: 401		7009 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 2 T22N R8W LOT 23 EXC NW'LY 4 FT THOF. LETTICH COVE. 2020-03548 AMEND PLAT
RESTRICTIONS

01 SPLIT 4 FT TO 022 FOR 02

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	83.64	100.00	0.8903	0.7846	3800	100	221,987
84 Actual Front Feet,	0.19	Total Acres			Total Est.	Land Value =	221,987

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	46.97	60	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements			True Cash Value =	950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1984

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1528 SF Floor Area = 1528 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,528		
			Total:	212,410	138,055

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

WCP (1 Story)	32	2,480	1,612
WGEP (1 Story)	96	9,948	6,466

Deck

Treated Wood	120	2,840	1,846
Treated Wood w/Roof (Deck Portion)	168	3,558	2,313
Treated Wood w/Roof (Roof portion)	168	2,851	1,853
Treated Wood	128	2,977	1,935

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	960	34,550	22,457
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 282,974 183,921

Notes:

Parcel Number: 009-440-023-00

Page: 2

 ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 312,666

2026 Est. T.C.V. 009-440-023-00 = 535,603
 Est. TCV/Total Floor Area = 350.53, Most recent sale 05/01/1999 for 153,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
258,300	258,300	258,300	140,396	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	9,500	0	0	3,790	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
267,800	267,800	267,800	144,186	144,186	0

009-450-001-00	2026 Est. T.C.V.	BROWN SHARON
Property Class: 401		1859 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W LOTS 1 & 2 MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO VACATE
PART OF ROAD ROW

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	98.12	100.00	0.7991	0.9193	500	100		36,039
98 Actual Front Feet, 0.23 Total Acres								36,039
Total Est. Land Value =								36,039

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	33.84	70	50	1,184
D/W/P: Asphalt Paving	3.10	900	0	0
D/W/P: 3.5 Concrete	6.58	205	0	0
Wood Frame	39.19	36	50	705

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	97	1,940
Total Estimated Land Improvements True Cash Value =				3,829

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1970

(11) Heating System: Forced Heat & Cool
Ground Area = 2148 SF Floor Area = 2148 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,956		
1 Story	Siding	Crawl Space	192		
Total:				258,129	167,825

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Deck

Treated Wood	80	2,182	1,418

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	480	21,144	13,744
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Direct-Vented Gas	1	2,963	1,926

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 295,778 192,297

Notes: 2016 ADDITION 12'X16'

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 236,525

Parcel Number: 009-450-001-00

Page: 2

2026 Est. T.C.V. 009-450-001-00 = 276,393
 Est. TCV/Total Floor Area = 128.67, Most recent sale 10/28/2016 for 139,200

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
142,700	142,700	142,700	80,669	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-4,500	0	0	2,178	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
138,200	138,200	138,200	82,847	82,847	82,847

Parcel Number: 009-450-003-00

Page: 2

 Est. TCV/Total Floor Area = 176.14, Most recent sale 05/14/2021 for 161,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
111,000	111,000	111,000	85,591	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-5,300	0	0	2,310	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
105,700	105,700	105,700	87,901	87,901	87,901	

009-450-005-00	2026 Est. T.C.V.	KOSTER RUSSELL D & SHARON A
Property Class: 401		1841 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOTS 5 & 6 EXC N 25 FT; OF LOT 6 MIDWAY HEIGHTS PLAT.
L168P558 AGREEMENT TO VACATE PART OF ROAD ROW

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	50.00	100.00	0.8546	0.9193	500	100		19,641
C40'@500/FF	25.00	100.00	0.8546	0.9193	500	100	PART OF LOT 6	9,820
75 Actual Front Feet, 0.17 Total Acres								29,461
Total Est. Land Value =								29,461

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	400	0	0
D/W/P: 4in Concrete	6.47	1300	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1950

(11) Heating System: Forced Air w/ Ducts
Ground Area = 968 SF Floor Area = 968 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	968		
			Total:	115,274	69,164

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711
2 Fixture Bath	1	2,502	1,501

Deck

Treated Wood	330	5,422	3,253

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	480	22,790	13,674
Door Opener	1	468	281

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 152,285 91,370

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 112,385

2026 Est. T.C.V. 009-450-005-00 = 144,346

Est. TCV/Total Floor Area = 149.12, Most recent sale 08/06/2018 for 110,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
76,100	76,100	76,100	44,280	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-3,900	0	0	1,195	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
72,200	72,200	72,200	45,475	45,475	0

009-450-007-00	2026 Est. T.C.V.	MORGAN RICHARD G & BURKET SANDRA L
Property Class: 401		1833 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOTS 7 & 8 AND N 25 FT; OF LOT 6 MIDWAY HEIGHTS PLAT.
L168P558 AGREEMENT TO VACATE PART OF ROAD ROW

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
* Factors * LOTS 7, 8 & PRT OF 6

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	50.00	100.00	0.7521	0.9193	500	100		17,286
C40'@500/FF	50.00	100.00	0.7521	0.9193	500	100		17,286
C40'@500/FF	25.00	100.00	0.7521	0.9193	500	100		8,643
125 Actual Front Feet, 0.29 Total Acres								Total Est. Land Value = 43,215

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.26	800	94	1,700
Total Estimated Land Improvements True Cash Value =				1,700

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1949

(11) Heating System: Forced Air w/ Ducts
Ground Area = 707 SF Floor Area = 884 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Brick	Basement	707		
Total:				140,835	91,544

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Porches

CGEP (1 Story)	68	6,177	4,015
WPP	373	6,654	4,325

Deck

Treated Wood	96	2,414	1,569
w/Roof (Roof portion)	400	6,032	3,921

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	352	15,365	9,987

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 192,808 125,326

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 154,151

2026 Est. T.C.V. 009-450-007-00	=	199,066
Est. TCV/Total Floor Area = 225.19, Most recent sale 08/22/2007 for 119,800		
2025 Assessed MBOR S.E.V. Base for Cap IRM		

Parcel Number: 009-450-007-00

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104,200	104,200	104,200	53,111	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-4,700	0	0	1,433	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
99,500	99,500	99,500	54,544	54,544	54,544

009-450-009-00	2026 Est. T.C.V.	BOOTH ANDREA J
Property Class: 401		1815 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 9 MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO VACATE PART OF ROAD ROW

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	50.00	100.00	0.9457	0.9193	1800	100		78,250
50 Actual Front Feet,	0.12	Total Acres			Total Est.	Land Value =		78,250

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	148	51	497
Wood Frame	24.96	192	71	3,402
Total Estimated Land Improvements			True Cash Value =	3,899

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1950

(11) Heating System: Forced Air w/ Ducts

Ground Area = 963 SF Floor Area = 963 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Basement	963		
			Total:	156,247	101,583

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Porches

CCP (1 Story)	24	1,185	770

Local Cost Items

SANITARY SEWER	1	0	0	*93% Good

Totals: 172,763 112,318

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 138,151

2026 Est. T.C.V. 009-450-009-00 = 220,300

Est. TCV/Total Floor Area = 228.76

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
109,000	109,000	109,000	39,348	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	0	1,062	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
110,200	110,200	110,200	40,410	40,410	0	

009-450-010-00	2026 Est. T.C.V.	SMART CATHERINE & JEREMY
Property Class: 401		6990 S B ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 12 T22N R8W BEG AT SW COR LOT 10 TH ALG W LINE N 02 DEG 40' W 48.5 FT TH N
 77 DEG 40' E 93.77 FT TH S 01 DEG 46' 30" W 65.28 FT TH S 77 DEG 40' W 93.77 FT
 TH N 02 DEG 40' W 16.73 FT TO POB MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO
 VACATE PART OF ROAD ROW

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	50.00	93.00	0.8546	0.9028	1800	100		69,435
A40'@1800/	25.00	93.00	0.8546	0.9028	1800	100		34,718
75 Actual Front Feet, 0.16 Total Acres								Total Est. Land Value = 104,153

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	43	50	141
Wood Frame	24.27	234	50	2,839
Wood Frame	24.50	212	94	4,882
Total Estimated Land Improvements True Cash Value =				7,862

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1947

(11) Heating System: Electric Baseboard

Ground Area = 580 SF Floor Area = 580 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	580		
Total:				89,355	67,015

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066

Porches

WCP (1 Story)	65	3,939	2,954

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 50 Feet	1	3,344	2,508

Built-Ins

Appliance Allow.	1	2,713	2,035

Fireplaces

Exterior 1 Story	1	6,387	4,790

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 108,625 81,467

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 100,204

2026 Est. T.C.V. 009-450-010-00 = 212,219

Est. TCV/Total Floor Area = 365.89, Most recent sale 08/28/2023 for 269,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
106,500	106,500	106,500	88,047	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	-400	0	0	2,377	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
106,100	106,100	106,100	90,424	90,424	0	

009-450-010-20	2026 Est. T.C.V.	PAQUIN BRADLEY & KALEEN
Property Class: 401		1775 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W PAR A COMM AT MONUMENT NEAR NW COR LOT 10, SAID MONUMENT IS N 02 DEG 40'E 728.06' FROM SW COR OF MIDWAY HEIGHTS PLAT, TH S 2 DEG 40' E 39.32 FT N 67 DEG 58' 30" E 16.02 FT TO POB N 5 DEG 18' W 213.77 FT N 58 DEG 38' 30" E ALONG WATER 60 FT S 4 DEG 55' E 173.67 FT S 22 DEG 18' E 48.35 FT S 67 DEG 58' 30" W 69.89 FT TO BEG PART OF LOT 10 MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO VACATE PART OF ROAD ROW

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	55.00	173.67	0.9672	1.2131	4800	100		309,756
55 Actual Front Feet, 0.22 Total Acres								Total Est. Land Value = 309,756

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1963

(11) Heating System: Space Heater

Ground Area = 1104 SF Floor Area = 1104 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,104		
			Total:	130,649	84,922

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Deck

Treated Wood	48	1,628	1,058
Treated Wood	264	4,683	3,044

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 100 Feet	1	5,415	3,520

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Exterior 1 Story	1	5,597	3,638

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 152,354 99,030

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 168,350

2026 Est. T.C.V. 009-450-010-20 = 479,056

Est. TCV/Total Floor Area = 433.93, Most recent sale 09/01/1997 for 115,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
237,500	237,500	237,500	95,402	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,000	0	2,575	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

239,500	239,500	239,500	97,977	97,977	0

009-450-010-40	2026 Est. T.C.V.	VELDHEER SANDRA LEE IRR TRUST
Property Class: 401		1779 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W PCL A SURVEY 2025-03313 S-6 P0264 BEG S 00 DEG 08'01"W 39.47 FT
N 70 DEG 28'44"E 72.86 FT, N 70 DEG 20'57"E 13.06 FT FROM A MONUMENT NEAR THE
NW COR LOT 10, TH N 70 DEG 20'57"E 50.11 FT, N 00 DEG 27'59"W 185.48 FT, S 65
DEG 21'56"E 69.35 FT, S 02 DEG 05'21"E 128.03 FT, S 19 DEG 19'53"E 48.10 FT TO
POB. PART OF LOT 10 MIDWAY HEIGHTS PLAT.

11/2025 LOT LINE TRANSFER PART TO 009-450-010-60 FORMERLY 2013-02929 LAND
SITUATED IN THE TOWNSHIP OF LAKE, COUNTY OF MLSSAUKEE, STATE OF MICHIGAN,
DESCRIBED AS FOLLOWS: THAT PART OF LOT 10 OF MIDWAY HEIGHTS, ACCORDING TO THE
PLAT THEREOF RECORDED IN UBER 2 OF PLATS, PAGE 68 OF MLSSAUKEE COUNTY RECORDS,
MORE FULLY DESCRIBED AS: COMMENCING AT THE CONCRETE AND IRON MONUMENT NEAR THE
NORTHWEST CORNER OF SAID LOT 10 {SAID POINT IS RECORDED AS BEING NORTH 2 DEGREES
40 MINUTES (EAST, RECORDED AS) WEST, 728.06 FEET FROM THE SOUTHWEST CORNER OF
SAID PLAT); THENCE SOUTH 2 DEGREES 40 MINUTES EAST, 39.32 FEET; THENCE NORTH 67
DEGREES 58 MINUTES 30 SECONDS EAST, 85.91 FEET TO THE POINT OF BEGINNING; THENCE
NORTH 22 DEGREES 18 MINUTES WEST, 48.35 FEET; THENCE NORTH 4 DEGREES 55 MINUTES
WEST 173.67 FEET TO A POINT NEAR THE WATERS OF LAKE MISSAUKEE; THENCE NORTH 58
DEGREES 38 MINUTES 30 SECONDS EAST ALONG SAID WATERS, 87.27 FEET; THENCE SOUTH 1
DEGREE 46 MINUTES 30 SECONDS EAST ALONG THE EASTERTY LINE OF SAID LOT 10, 243.21
FEET; THENCE SOUTH 67 DEGREES 58 MINUTES 30 SECONDS WEST 52.90 FEET TO THE POINT
OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT AS LIMITED AND DEFINED BY THAT INSTRUMENT
RECORDED IN LLBER 326 PAGE 350. TAX PARCEL NUMBER: 57-009-450-010-40
FORMERLY DESCRIBED AS: SEC 12 T22N R8W PAR B COMM AT MONUMENT NEAR NW COR LOT 10
S 2 DEG 40' E 39.32 FT N 67 DEG 58' 30" E 85.91 FT TO POB N 22 DEG 18' W 48.35 FT
N 4 DEG 55' W 173.67 FT N 58 DEG 38' 30" E ALONG WATER 87.27 FT S 1 DEG 46' 30"
E 243.21 FT S 67 DEG 58' 30" W 52.90 FT TO POB PART OF LOT 10 MIDWAY HEIGHTS
PLAT. L168P558 AGREEMENT TO VACATE PART OF ROAD ROW

11/2025 TRANSFER 1289 SQFT, 3' AT SOUTH, TO 12' AT TRAVERSE LINE OF LAKE. TO
ADJ PIN 009-450-010-60

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	69.35	157.03	0.8918	1.1711	4800	100		347,660
69 Actual Front Feet, 0.25 Total Acres								
Total Est. Land Value =								347,660

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	108	66	439
Total Estimated Land Improvements True Cash Value =				439

Cost Est. for Res. Bldg: 1 Single Family LOG Cls CD Blt 1952

(11) Heating System: Forced Air w/ Ducts
Ground Area = 619 SF Floor Area = 619 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Slab	619		
Total:				80,630	44,348

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,185	652

Porches			
WPP	289	4,734	2,604

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	288	13,743	7,559
Common Wall: 1 Wall	1	-2,421	-1,332

Parcel Number: 009-450-010-40

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Water/Sewer				
Public Sewer	1	1,300	715	
Water Well, 100 Feet	1	5,415	2,978	
Built-Ins				
Appliance Allow.	1	1,897	1,043	
Fireplaces				
Exterior 1 Story	1	5,597	3,078	
Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Totals:		112,080	61,645	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 104,797

2026 Est. T.C.V. 009-450-010-40					=	452,896
Est. TCV/Total Floor Area = 731.66, Most recent sale 08/21/2013 for 250,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
214,200	214,200	214,200	113,368	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	29,006	16,806	0	-6,592	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
226,400	226,400	226,400	116,428	116,428	0	

009-450-010-60	2026 Est. T.C.V.	BLAZI MICHELLE L
Property Class: 401		1786 S FIRST ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 12 T22N R8W PCL B SURVEY 2025-03313 S-6 P0264 BEG AT SECOR LOT 10, TH N 00 DEG 19'16"W 197.55 FT, N 01 DEG 00'29"E 189.45 FT, S 65 DEG 21'56"W 12 FT, S 01 DEG 27'59"E 185.48 FT, S 70 DEG 20'57"W 63.17 FT, S 09 DEG 55'21"E 135.87 FT, S 00 DEG 33'38"E 64.75 FT, N 80 DEG 33'17"E 40.06 FT, N 00 DEG 19'16"W 16.73 FT TO POB. PART OF LOT 10 MIDWAY HEIGHTS PLAT.

11/2025 LOT LINE TRANSFER PART FROM 009-450-010-40

FORMERLY. SEC 12 T22N R8W BEG AT SE COR LOT 10 TH ALG E LINE N 01 DEG 46' 30" E 197.50 FT TH S 67 DEG 58' 30" W 65.68 FT S 11 DEG 07' E 135.8 FT S 01 DEG 46' 30" W 65.28 FT N 77 DEG 40' E 40 FT N 01 DEG 46' 30" E 16.73 FT TO BEG MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO VACATE PART OF ROAD ROW

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	12.00	943.80	1.6479	2.1939	4800	100		208,236
12 Actual Front Feet, 0.26 Total Acres								Total Est. Land Value = 208,236

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	480	0	0
D/W/P: 4in Ren. Conc.	8.17	288	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1976

(11) Heating System: Forced Hot Water

Ground Area = 864 SF Floor Area = 1296 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	864		
Total:				190,744	133,517

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Porches

WPP	491	8,725	6,107

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	16,737
Common Wall: 1 Wall	1	-2,589	-1,812

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	580	24,024	16,817

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 50 Feet	1	3,344	2,341

Fireplaces

Interior 1 Story	1	5,235	3,664

Local Cost Items

SANITARY SEWER	1	0	0	*83% Good

Totals: 260,758 182,526

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 310,294

2026 Est. T.C.V. 009-450-010-60 = 520,905
 Est. TCV/Total Floor Area = 401.93, Most recent sale 04/01/2003 for 150,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
304,700	304,700	304,700	85,843	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
16,806	-61,006	0	0	11,969	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
260,500	260,500	260,500	88,160	88,160	0	

009-450-010-80	2026 Est. T.C.V.	KENT NATALIE & DOUGLAS DEREK
Property Class: 401		1781 S GREEN RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 12 T22N R8W BEG AT SW COR LOT 10 TH N 02 DEG 40' W 48.5 FT TO POB TH ALG W SIDE LOT N 02 DEG 40' W 342.16 FT N 58 DEG 38' 30" E 6 FT S 05 DEG 18' E 213.77 FT N 67 DEG 58' 30" E 57.11 FT S 11 DEG 07' E 135.8 FT TH S 77 DEG 40' W 93.77 FT TO POB MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO VACATE PART OF ROAD ROW

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

		* Factors *		6' AT LK MISS BISECTED BY	
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
A50'@4800/FF	6.00	2109.00	2.0000	2.9069	4800 100 167,436
6 Actual Front Feet, 0.29 Total Acres				Total Est. Land Value =	167,436

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	263	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1965

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1212 SF Floor Area = 1212 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Mich Bsmnt.	696		
1 Story	Siding	Crawl Space	320		
1 Story	Siding	Crawl Space	196		
Total:				172,226	109,173

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,422	853

Porches			
CPP	120	2,490	1,494

Deck			
Treated Wood	231	4,394	2,636

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	462	18,425	11,055

Water/Sewer

Public Sewer	1	1,465	879
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Exterior 1 Story	1	6,387	3,832
Wood Stove	1	2,503	1,502

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good

Totals: 215,369 129,220

Notes: FINISHED ATTIC WITH LOW CEILING HEIGHT

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 219,674

Parcel Number: 009-450-010-80

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2026 Est. T.C.V. 009-450-010-80 = 388,060
 Est. TCV/Total Floor Area = 320.18, Most recent sale 07/30/2025 for 367,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
277,900	277,900	277,900	111,202	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-83,900	0	0	82,798	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
194,000	194,000	194,000	114,204	194,000	0

009-450-011-00	2026 Est. T.C.V.	LOREE JONATHAN L
Property Class: 401		6980 W A ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 12 T22N R8W LOT 11 MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO VACATE PART OF ROAD ROW

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	55.00	224.00	0.9672	1.3261	4800	100		338,613
55 Actual Front Feet, 0.28 Total Acres								338,613
Total Est. Land Value =								338,613

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	88	0	0
Wood Frame	25.60	100	94	2,406
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				4,781

Cost Est. for Res. Bldg: 1 Single Family LOG Cls CD Blt 1948

(11) Heating System: Space Heater

Ground Area = 480 SF Floor Area = 480 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Basement	480		
Total:				77,690	46,614

Other Additions/Adjustments

Basement Living Area	480	15,739	9,443
Basement, Outside Entrance, Below Grade	1	2,293	1,376
Plumbing			
Average Fixture(s)	1	1,185	711
Deck			
Treated Wood	200	3,888	2,333
Water/Sewer			
Public Sewer	1	1,300	780
Water Well, 100 Feet	1	5,415	3,249
Built-Ins			
Appliance Allow.	1	1,897	1,138
Fireplaces			
Exterior 1 Story	1	5,597	3,358
Porches			
CCP (1 Story)	20	925	555
Local Cost Items			
SANITARY SEWER	1	0	0
*89% Good			
Totals:		115,929	69,557

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 118,246

2026 Est. T.C.V. 009-450-011-00	=	461,640
Est. TCV/Total Floor Area = 961.75, Most recent sale 05/20/2016 for 170,000		
2025 Assessed	MBOR	S.E.V. Base for Cap IRM

Parcel Number: 009-450-011-00

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	232,700	232,700	232,700	61,120	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,900	0	0	1,650	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	230,800	230,800	230,800	62,770	62,770	0

009-450-012-00	2026 Est. T.C.V.	FOX ALLEN L & BONNIE G
Property Class: 401		6970 W A ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 12 T22N R8W LOT 12 MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO VACATE PART OF ROAD ROW

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	55.00	236.00	0.9672	1.3506	4800	100		344,854
55 Actual Front Feet, 0.30 Total Acres								
Total Est. Land Value =								344,854

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	664	50	2,712
Wood Frame	27.96	120	50	1,677
Total Estimated Land Improvements True Cash Value =				4,389

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 2021

(11) Heating System: Forced Heat & Cool

Ground Area = 1500 SF Floor Area = 2400 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	900		
1 Story	Siding	Basement	600		
			Total:	327,280	317,434

Other Additions/Adjustments

Recreation Room	750	14,228	13,801
Exterior			
Brick Veneer	32	530	514
Basement, Outside Entrance, Below Grade	2	5,454	5,290
Plumbing			
Average Fixture(s)	1	1,422	1,379
3 Fixture Bath	2	8,956	8,687
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	676	26,776	25,973
Door Opener	1	527	511
Water/Sewer			
Public Sewer	1	1,465	1,421
Water Well, 100 Feet	1	5,734	5,562
Built-Ins			
Appliance Allow.	1	2,713	2,632
Deck			
Composite	558	8,459	8,205
Composite	90	2,472	2,398
Totals:			393,807

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 669,472

2026 Est. T.C.V. 009-450-012-00 = 1,018,715

Est. TCV/Total Floor Area = 424.46

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
482,600	482,600	482,600	285,611	2.70

Parcel Number: 009-450-012-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	26,800	0	0	7,711	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	509,400	509,400	509,400	293,322	293,322	0

009-450-013-00	2026 Est. T.C.V.	PEJAKOVICH JOSEPH W & LINDA D
Property Class: 401		6960 W A ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 13 MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO VACATE PART OF ROAD ROW

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	55.00	249.00	0.9672	1.3762	4800	100		351,387
55 Actual Front Feet, 0.31 Total Acres								
Total Est. Land Value =								351,387

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	160	71	748
Total Estimated Land Improvements True Cash Value =				748

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2020

(11) Heating System: Forced Heat & Cool
 Ground Area = 1865 SF Floor Area = 1885 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,865		
1 Story	Siding	Overhang	20		
Total:				282,338	271,043

Other Additions/Adjustments

Exterior

Brick Veneer	84	1,391	1,335
Basement, Outside Entrance, Above Grade	1	1,980	1,901

Plumbing

Average Fixture(s)	1	1,422	1,365
3 Fixture Bath	2	8,956	8,598

Porches

CCP (1 Story)	39	1,300	1,248

Deck

Treated Wood	540	7,652	7,346
Treated Wood	40	1,540	1,478

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	576	28,771	27,620
Common Wall: 1 Wall	1	-2,589	-2,485
Door Opener	2	1,054	1,012

Water/Sewer

Public Sewer	1	1,465	1,406
Water Well, 50 Feet	1	3,344	3,210

Built-Ins

Appliance Allow.	1	2,713	2,604

Local Cost Items

GENERATOR	1	1	1	*100% Good

Totals: 341,338 327,682

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 557,059

Parcel Number: 009-450-013-00

Page: 2

2026 Est. T.C.V. 009-450-013-00 = 909,194
 Est. TCV/Total Floor Area = 482.33, Most recent sale 11/01/2000 for 175,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
432,400	432,400	432,400	289,533	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	22,200	0	0	7,817	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
454,600	454,600	454,600	297,350	297,350	297,350

009-450-014-00	2026 Est. T.C.V.	KROME KERRY & MOSHER JACKIE
Property Class: 401		6950 W A ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 14 MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO VACATE PART OF ROAD ROW

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	55.00	262.00	0.9672	1.4009	4800	100		357,702
55 Actual Front Feet, 0.33 Total Acres								357,702
Total Est. Land Value =								357,702

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1945

(11) Heating System: Space Heater

Ground Area = 600 SF Floor Area = 600 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	600		
			Total:	70,537	42,323

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Water/Sewer

Public Sewer	1	1,152	691
Water Well, 100 Feet	1	5,150	3,090

Built-Ins

Appliance Allow.	1	1,607	964

Fireplaces

Exterior 1 Story	1	4,873	2,924

Porches

CCP (1 Story)	20	865	519

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 85,172 51,104

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 86,877

2026 Est. T.C.V. 009-450-014-00 = 444,579

Est. TCV/Total Floor Area = 740.97

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
225,600	225,600	225,600	62,601	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,300	0	0	1,690	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
222,300	222,300	222,300	64,291	64,291	0	

009-450-015-00	2026 Est. T.C.V.	KRONE JAMES & KRONE V & KRONE K &
Property Class: 401		6940 W A ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 12 T22N R8W LOT 15 MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO VACATE PART OF ROAD ROW

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	58.00	280.00	0.9494	1.4339	4800	100		378,978
58 Actual Front Feet, 0.37 Total Acres								378,978
Total Est. Land Value =								378,978

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	13.08	300	0	0
Wood Frame	25.57	80	94	1,923

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				3,823

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1945

(11) Heating System: Space Heater

Ground Area = 1108 SF Floor Area = 1108 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,108		
Total:				116,424	81,498

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	692
3 Fixture Bath	1	3,128	2,190

Porches

CGEP (1 Story)	128	7,602	5,321

Water/Sewer

Public Sewer	1	1,152	806
Water Well, 50 Feet	1	3,344	2,341

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 132,638 92,848

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 157,842

2026 Est. T.C.V. 009-450-015-00 = 540,643

Est. TCV/Total Floor Area = 487.94

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
269,400	269,400	269,400	80,940	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	900	0	2,185	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
270,300	270,300	270,300	83,125	83,125	0	

009-450-016-00	2026 Est. T.C.V.	KRONE JAMES & VALERIE &
Property Class: 401		W A ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W LOTS 16, 17 MIDWAY HEIGHTS PLAT
 2016-02856 VACANT SPLIT PLATTED LOT 18
 FORMERLY SEC 12 T22N R8W LOTS 16, 17, 18 MIDWAY HEIGHTS PLAT
 VACANT SALE SPLIT ON 06/14/2013 TO 009-450-022-00;
 FORMERLY ASSESSED AS. SEC 12 T22N R8W LOTS 16, 17, 18, 22, 23 & 24 MIDWAY
 HEIGHTS PLAT.

L168P558 AGREEMENT TO VACATE PART OF ROAD ROW

Split/Comb. on 09/26/2016 completed 09/26/2016 TIM ;
 Parent Parcel(s): 009-450-016-00;
 Child Parcel(s): 009-450-018-00;

 2016-02856 VACANT SPILT LOT 18 FROM 15 & 16

SPLIT/COMB. ON 06/14/2013 COMPLETED 06/14/2013 TIM ASSESS LOTS SEPARATELY;
 PARENT PARCEL(S): 009-450-016-00;
 CHILD PARCEL(S): 009-450-022-00;

 LOTS 22, 23, & 24 ON SEPARATE PIN

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	55.00	100.00	0.7765	0.9193	500	100		19,632
C40'@500/FF	55.00	100.00	0.7765	0.9193	500	100		19,632
110 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								39,264

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	26.95	70	94	1,774
Total Estimated Land Improvements True Cash Value =				1,774

2026 Est. T.C.V. 009-450-016-00 = 41,038

Est. TCV/Total Floor Area = 37.04

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
24,400	24,400	24,400	2,606	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-3,900	0	0	70	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,500	20,500	20,500	2,676	2,676	0

009-450-018-00	2026 Est. T.C.V.	FOX ALLEN L & BONNIE G
Property Class: 401		W A ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 18 MIDWAY HEIGHTS PLAT
 2016-02856 VACANT SPLIT PLATTED LOTS 16 & 17
 FORMERLY PART OF 450-016-00 SEC 12 T22N R8W LOTS 16, 17, 18 MIDWAY HEIGHTS
 PLAT
 VACANT SALE SPLIT ON 06/14/2013 TO 009-450-022-00;
 FORMERLY ASSESSED AS. SEC 12 T22N R8W LOTS 16, 17, 18, 22, 23 & 24 MIDWAY
 HEIGHTS PLAT.

L168P558 AGREEMENT TO VACATE PART OF ROAD ROW

Split/Comb. on 09/26/2016 completed 09/26/2016 TIM ;
 Parent Parcel(s): 009-450-016-00;
 Child Parcel(s): 009-450-018-00;

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	55.00	100.00	0.9235	0.9193	500	100		23,347
55 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	23,347

2026 Est. T.C.V. 009-450-018-00 = 23,347

Est. TCV/Total Floor Area = 21.07, Most recent sale 08/25/2016 for 15,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
14,000	14,000	14,000	2,841	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,300	0	0	76	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,700	11,700	11,700	2,917	2,917	0	

009-450-019-00	2026 Est. T.C.V.	BOOTH ANDREA J
Property Class: 402		W B ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOTS 19 & 25 MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO
VACATE PART OF ROAD ROW

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

		* Factors *		LOT 19 & 25		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
C40'@500/FF	50.00	100.00	0.9457	0.9193	500 100	21,736
C40'@500/FF	238.81	299.95	0.6397	1.2098	500 100	LOT 25 92,417
289 Actual Front Feet, 1.76 Total Acres					Total Est. Land Value =	114,153

2026 Est. T.C.V. 009-450-019-00 = 114,153

Est. TCV/Total Floor Area = 103.03

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
68,500	68,500	68,500	6,235	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-11,400	0	0	168	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
57,100	57,100	57,100	6,403	6,403	0

009-450-020-00	2026 Est. T.C.V.	JONES WILLIAM L & EILEEN S TRUST
Property Class: 401		6951 W B ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 12 T22N R8W LOTS 20 & 21 MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO
VACATE PART OF ROAD ROW

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	50.00	100.00	0.7953	0.9193	500	100		18,278
C40'@500/FF	50.00	100.00	0.7953	0.9193	500	100		18,278
100 Actual Front Feet, 0.23 Total Acres								
Total Est. Land Value =								36,556

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1500	50	6,127
Total Estimated Land Improvements True Cash Value =				6,127

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1995

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1879 SF Floor Area = 1879 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,587		
1 Story	Siding	Basement	100		
1 Story	Siding	Basement	192		
			Total:	284,488	241,817

Other Additions/Adjustments

Exterior

Brick Veneer	1024	16,957	14,413

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Deck

Treated Wood	655	8,679	7,377
Treated Wood	220	4,255	3,617

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	768	26,365	22,938	*87% Good

Water/Sewer

Public Sewer	1	1,465	1,245
Water Well, 100 Feet	1	5,734	4,874

Built-Ins

Appliance Allow.	1	2,713	2,306

Local Cost Items

SANITARY SEWER	1	0	0

Totals:	356,556	303,602

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 373,430

2026 Est. T.C.V. 009-450-020-00 = 416,113

Est. TCV/Total Floor Area = 221.45, Most recent sale 08/04/2005 for 185,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
214,000	214,000	214,000	113,026	2.70

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-450-020-00

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0	-5,900	0	0	3,051	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
208,100	208,100	208,100	116,077	116,077	116,077

009-450-022-00	2026 Est. T.C.V.	JONES WILLIAM L & EILEEN S TRUST
Property Class: 401		W B ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W LOTS 22, 23 & 24 MIDWAY HEIGHTS PLAT.
 SPLIT/COMBINED ON 06/14/2013 FROM 009-450-016-00;
 FORMERLY ASSESSED AS. SEC 12 T22N R8W LOTS 16, 17, 18, 22, 23 & 24 MIDWAY
 HEIGHTS PLAT.

L168P558 AGREEMENT TO VACATE PART OF ROAD ROW

Split/Comb. on 06/14/2013 completed 06/14/2013 TIM ASSESS LOTS SEPARATELY;
 Parent Parcel(s): 009-450-016-00;
 Child Parcel(s): 009-450-022-00;

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	50.00	100.00	0.7327	0.9193	500	100		16,839
C40'@500/FF	50.00	100.00	0.7327	0.9193	500	100	LOT 23	16,839
C40'@500/FF	38.81	100.00	0.7327	0.9193	500	100		13,070
139 Actual Front Feet, 0.32 Total Acres Total Est. Land Value =								46,749

2026 Est. T.C.V. 009-450-022-00 = 46,749

Est. TCV/Total Floor Area = 24.88, Most recent sale 05/24/2013 for 25,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
28,000	28,000	28,000	13,315	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,600	0	359	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
23,400	23,400	23,400	13,674	13,674	13,674

009-460-001-00	2026 Est. T.C.V.	BESKO AMBER & BRADLEY
Property Class: 401		6518 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P 38 DESC
AS: LOT 1 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	75.00	97.00	0.8677	0.9894	4800	100		309,058
75 Actual Front Feet, 0.17 Total Acres								
Total Est. Land Value =								309,058

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	1101	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1973

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1400 SF Floor Area = 1400 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,400		
			Total:	213,981	139,087

Other Additions/Adjustments

Recreation Room	700	13,279	8,631
Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Porches

CPP	30	879	571

Deck

Treated Wood	330	5,544	3,604
Treated Wood	15	672	437

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Local Cost Items

SANITARY SEWER	1	0	0	*83% Good

Totals: 248,699 161,653

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 274,810

2026 Est. T.C.V. 009-460-001-00 = 585,768

Est. TCV/Total Floor Area = 418.41, Most recent sale 08/10/2021 for 341,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
284,200	284,200	284,200	161,844	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,700	0	4,369	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
292,900	292,900	292,900	166,213	166,213	166,213

009-460-002-00	2026 Est. T.C.V.	REINHARDT NED & DEB & QUIGLEY TRUST
Property Class: 401		6600 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOTS 2 & 31 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	110.00	90.00	0.9672	0.6968	5000	100		370,691
110 Actual Front Feet, 0.23 Total Acres								370,691
Total Est. Land Value =								370,691

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1967

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1160 SF Floor Area = 1160 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,160		
			Total:	190,961	124,124
Other Additions/Adjustments					
Recreation Room			560	10,623	6,905
Exterior Brick Veneer			240	3,974	2,583
Basement, Outside Entrance, Below Grade			1	2,727	1,773
Plumbing					
Average Fixture(s)			1	1,422	924
2 Fixture Bath			1	2,996	1,947
Porches					
WGEP (1 Story)			312	21,737	14,129
CPP			114	2,380	1,547
WCP (1 Story)			160	7,272	4,727
Deck					
Treated Wood			28	1,237	804
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			440	17,794	11,566
Water/Sewer					
Public Sewer			1	1,465	952
Water Well, 100 Feet			1	5,734	3,727
Built-Ins					
Appliance Allow.			1	2,713	1,763
Fireplaces					
Interior 1 Story			1	5,235	3,403
Local Cost Items					
SANITARY SEWER			1	0	0
*84% Good					
Totals:				278,270	180,874

Parcel Number: 009-460-002-00

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Notes:

 ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 307,486

2026 Est. T.C.V. 009-460-002-00	=	679,127
Est. TCV/Total Floor Area = 585.45, Most recent sale 04/19/2004 for 365,000		
2025 Assessed	MBOR	S.E.V.
323,500	323,500	323,500
		164,990
2026	New Eq. Adjustment	Loss
	0	16,100
		0
2026 Assessed	MBOR	S.E.V.
339,600	339,600	339,600
		169,444
		169,444
		0

009-460-003-00	2026 Est. T.C.V.	MALEWITZ BERNARD P & PATRICIA M
Property Class: 401		6610 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 3 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	87.00	1.0000	0.9524	4800	100		228,583
50 Actual Front Feet, 0.10 Total Acres								228,583
Total Est. Land Value =								228,583

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 2003

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1223 SF Floor Area = 1529 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,223		
			Total:	225,163	180,098

Other Additions/Adjustments

Recreation Room	800	15,176	12,141

Basement, Outside Entrance, Below Grade	1	2,727	2,182

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Porches

WCP (1 Story)	28	2,247	1,798

Deck

Treated Wood	360	5,868	4,694
Treated Wood	616	8,341	6,673
Treated Wood	56	1,813	1,450

Water/Sewer

Public Sewer	1	1,465	1,172
Water Well, 100 Feet	1	5,734	4,587

Built-Ins

Appliance Allow.	1	2,713	2,170

Fireplaces

Prefab 1 Story	1	2,542	2,034
Direct-Vented Gas	1	2,963	2,370

Local Cost Items

SANITARY SEWER	1	0	0	*93% Good

Totals:	282,652	226,089

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 384,351

2026 Est. T.C.V. 009-460-003-00 = 614,834

Est. TCV/Total Floor Area = 402.12, Most recent sale 05/27/2005 for 0

Parcel Number: 009-460-003-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	292,200	292,200	292,200	184,846	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	15,200	0	0	4,990	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	307,400	307,400	307,400	189,836	189,836	0

009-460-004-00	2026 Est. T.C.V.	MALEWITZ BERNARD
Property Class: 401		6620 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 4 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	90.00	1.0000	0.9638	4800	100		231,311
50 Actual Front Feet, 0.10 Total Acres								231,311
Total Est. Land Value =								231,311

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1030	0	0
Wood Frame	32.26	80	81	2,091
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				4,466

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1991

(11) Heating System: Forced Heat & Cool
 Ground Area = 1008 SF Floor Area = 1512 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,008		
Total:				207,780	155,834

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Deck

Treated Wood	594	8,144	6,108
Treated Wood	382	6,101	4,576
Treated Wood	60	1,887	1,415

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 100 Feet	1	5,734	4,300

Built-Ins

Appliance Allow.	1	2,713	2,035

Fireplaces

Exterior 1 Story	1	6,387	4,790

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 246,111 184,581

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 313,788

2026 Est. T.C.V. 009-460-004-00 = 549,565

Est. TCV/Total Floor Area = 363.47, Most recent sale 10/01/2024 for 690,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
263,000	263,000	263,000	263,000	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	11,800	0	7,101	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
274,800	274,800	274,800	270,101	270,101	0	

009-460-005-00	2026 Est. T.C.V.	DIPIETRO THOMAS G & DEBORAH H
Property Class: 401		6630 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 5 & E 25 FT OF W 100 FT LOT 30 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	91.00	1.0000	0.9675	4800	100		232,207
BACK 50' @ 500	25.00	140.00	1.1892	1.0881	500	100		16,174
75 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	248,382

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	268	0	0
D/W/P: Patio Blocks	15.58	59	0	0
Wood Frame	35.03	64	50	1,121
Wood Frame	27.13	140	50	1,899
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements				4,920
Total Estimated Land Improvements				True Cash Value =

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1969

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1393 SF Floor Area = 1393 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,393		
			Total:	186,765	121,398

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,422	924

Deck			
Treated Wood	158	3,418	2,222
Treated Wood	70	2,038	1,325

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	338	16,843	10,948
Common Wall: 1 Wall	1	-2,589	-1,683

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	220,654	143,426

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 243,824

2026 Est. T.C.V. 009-460-005-00	=	497,126
Est. TCV/Total Floor Area = 356.87		

Parcel Number: 009-460-005-00

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2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	240,800	240,800	240,800	102,488	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	7,800	0	0	2,767	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	248,600	248,600	248,600	105,255	105,255	0

009-460-006-00	2026 Est. T.C.V.	BRANNAN KAREN S
Property Class: 401		6636 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 12 T22N R8W LOT 6 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	94.00	1.0000	0.9786	4800	100		234,858
50 Actual Front Feet, 0.11 Total Acres								234,858
Total Est. Land Value =								234,858

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	366	0	0
Wood Frame	27.96	120	50	1,677

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,627

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = 936 SF Floor Area = 1144 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	520		
1.5 Story	Siding	Basement	416		
Total:				176,628	114,795

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Deck

Treated Wood	457	6,860	4,459
Treated Wood	82	2,215	1,440
Treated Wood	30	1,297	843

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	432	17,574	11,423

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 225,291 146,425

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 248,923

2026 Est. T.C.V. 009-460-006-00 = 486,408

Est. TCV/Total Floor Area = 425.18, Most recent sale 05/12/2006 for 312,500

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-460-006-00

Page: 2

	235,500	235,500	235,500	127,361	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	7,700	0	0	3,438	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	243,200	243,200	243,200	130,799	130,799	0

009-460-007-00	2026 Est. T.C.V.	FOX CLOVER G
Property Class: 401		6640 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 12 T22N R8W LOT 7 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	96.00	1.0000	0.9858	4800	100		236,595
50 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 236,595

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value

LAND IMPROVE 1000	1,000.00	2	95	1,900

Total Estimated Land Improvements True Cash Value = 1,900

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1987

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1008 SF Floor Area = 1260 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,008		
			Total:	190,973	133,688

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995

Porches

WCP (1 Story)	80	4,489	3,861	*86% Good

Deck

Treated Wood	548	7,727	5,409

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	520	26,801	18,761

Common Wall: 1 Wall	1	-2,589	-1,812

Door Opener	1	527	369

Water/Sewer

Public Sewer	1	1,465	1,025

Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Exterior 2 Story	1	7,869	5,508

Unit-in-Place Cost Items

BOAT HOUSE (BY SQ FT)	480	1,819	1,401	*77% Good

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 248,950 175,118

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 297,701

2026 Est. T.C.V. 009-460-007-00

= 536,196

Parcel Number: 009-460-007-00

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Est. TCV/Total Floor Area = 425.55

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
258,200	258,200	258,200	126,323	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,900	0	0	3,410	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
268,100	268,100	268,100	129,733	129,733	0	

009-460-008-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

COUWEHOVEN WAYNE M TRUST
6676 W LAKEVIEW DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 8 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	99.00	1.0000	0.9965	4800	100		239,157
50 Actual Front Feet, 0.11 Total Acres								239,157
Total Est. Land Value =								239,157

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	18.00	256	0	0
D/W/P: 4in Ren. Conc.	8.17	480	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1993

(11) Heating System: Forced Hot Water

Ground Area = 1114 SF Floor Area = 1621 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	676		
1+ Story	Siding	Basement	294		
1 Story	Siding	Crawl Space	144		
Total:				229,336	183,458

Other Additions/Adjustments

Exterior

Brick Veneer	128	2,120	1,696

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582
2 Fixture Bath	1	2,996	2,397

Deck

Treated Wood	168	3,558	2,846

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	572	28,640	22,912
Common Wall: 1 Wall	1	-2,589	-2,071
Door Opener	1	527	422

Water/Sewer

Public Sewer	1	1,465	1,172
Water Well, 50 Feet	1	3,344	2,675

Built-Ins

Appliance Allow.	1	2,713	2,170

Fireplaces

Interior 2 Story	1	6,520	5,216

Porches

CCP (1 Story)	18	889	711

Unit-in-Place Cost Items

BOAT HOUSE (BY SQ FT)	192	728	619	*85% Good

Parcel Number: 009-460-008-00

Page: 2

Local Cost Items

SANITARY SEWER

1

0

0

*84% Good

Totals: 286,147 228,943

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 389,203

2026 Est. T.C.V. 009-460-008-00 = 630,735

Est. TCV/Total Floor Area = 389.10, Most recent sale 01/13/2012 for 220,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
300,200	300,200	300,200	174,111	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	15,200	0	4,700	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
315,400	315,400	315,400	178,811	178,811	0	

009-460-009-00	2026 Est. T.C.V.	JOHNSON JANET M TRUST
Property Class: 401		6680 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 9 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	51.00	99.00	0.9931	0.9965	4800	100		242,256
51 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 242,256

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	254	0	0
Metal Prefab	17.87	40	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1928

(11) Heating System: Wall/Floor Furnace
 Ground Area = 400 SF Floor Area = 400 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	400		
Total:				50,387	30,231

Other Additions/Adjustments

Exterior			
Brick Veneer	160	2,237	1,342

Plumbing			
Average Fixture(s)	1	988	593

Porches			
CGEP (1 Story)	200	10,404	6,242

Deck			
Treated Wood	80	2,086	1,252

Water/Sewer			
Public Sewer	1	1,152	691
Water Well, 50 Feet	1	3,344	2,006

Garages

Class: D Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	192	8,383	5,030

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 78,981 47,387

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 80,558

2026 Est. T.C.V. 009-460-009-00 = 323,764

Est. TCV/Total Floor Area = 809.41

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
162,700	162,700	162,700	89,599	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-800	0	2,419	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

161,900

161,900

161,900

92,018

92,018

0

009-460-010-00	2026 Est. T.C.V.	WINKEL FAMILY TRUST
Property Class: 401		6684 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 10 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	51.00	95.00	0.9931	0.9822	4800	100		238,784
51 Actual Front Feet, 0.11 Total Acres								238,784
Total Est. Land Value =								238,784

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	214	0	0
D/W/P: 4in Ren. Conc.	8.17	1014	0	0
Wood Frame/Conc.	32.87	160	50	2,629

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				7,379

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 1973

(11) Heating System: Forced Heat & Cool

Ground Area = 912 SF Floor Area = 1716 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	912		
1 Story	Siding	Overhang	576		
Total:				238,455	154,982

Other Additions/Adjustments

Recreation Room	426	8,081	5,253

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911
2 Fixture Bath	1	2,996	1,947

Porches

CCP (1 Story)	120	3,497	2,273

Deck

Treated Wood	147	3,259	2,118
Treated Wood	138	3,131	2,035
Treated Wood	741	9,440	6,136

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	952	41,717	27,116
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	2	1,054	685

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	192	10,683	6,944

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*86% Good

Parcel Number: 009-460-010-00

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 Totals: 336,820 218,919

Notes:

 ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 372,162

2026 Est. T.C.V. 009-460-010-00 = 618,325

Est. TCV/Total Floor Area = 360.33, Most recent sale 06/25/2015 for 269,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
297,200	297,200	297,200	183,764	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,000	0	0	4,961	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
309,200	309,200	309,200	188,725	188,725	188,725	

009-460-011-00	2026 Est. T.C.V.	HAYS MARION S ET AL
Property Class: 401		6688 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 12 T22N R8W LOT 11 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	51.00	93.00	0.9931	0.9749	4800	100		237,012
51 Actual Front Feet, 0.11 Total Acres								237,012
Total Est. Land Value =								237,012

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1950

(11) Heating System: Wall/Floor Furnace

Ground Area = 552 SF Floor Area = 552 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	552		
Total:				66,009	36,304

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Water/Sewer

Public Sewer	1	1,152	634
Water Well, 50 Feet	1	3,344	1,839

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	71,493	39,320

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 66,844

2026 Est. T.C.V. 009-460-011-00 = 304,806

Est. TCV/Total Floor Area = 552.18

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
153,500	153,500	153,500	57,326	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,100	0	0	1,547	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
152,400	152,400	152,400	58,873	58,873	0	

009-460-012-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

DALY RICHARD J & DEBRA L
6692 W LAKEVIEW DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 12 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	51.00	95.00	0.9931	0.9822	4800	100		238,784
51 Actual Front Feet, 0.11 Total Acres								238,784
Total Est. Land Value =								238,784

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 2004

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1192 SF Floor Area = 1788 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,192		
			Total:	234,475	187,590

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Porches

WCP (1 Story)	96	4,936	3,949

Deck

Treated Wood	336	5,611	4,489
Treated Wood	49	1,679	1,343

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	528	27,086	21,669
Common Wall: 1 Wall	1	-2,589	-2,071
Door Opener	1	527	422

Water/Sewer

Public Sewer	1	1,465	1,172
Water Well, 100 Feet	1	5,734	4,587

Built-Ins

Appliance Allow.	1	2,713	2,170

Fireplaces

Direct-Vented Gas	1	2,963	2,370

Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	110	441	410	*93% Good

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 290,941 232,820

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 395,794

Parcel Number: 009-460-012-00

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2026 Est. T.C.V. 009-460-012-00	=	636,953
Est. TCV/Total Floor Area = 356.24		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
303,600 303,600 303,600	175,958	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 14,900 0	0	4,750 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
318,500 318,500 318,500	180,708	180,708 0

009-460-013-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

SHAFLEY ANDREW P & BRENDA L TRUST
6696 W LAKEVIEW DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 13 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	51.00	95.00	0.9931	0.9822	4800	100		238,784
51 Actual Front Feet, 0.11 Total Acres								238,784
Total Est. Land Value =								238,784

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	46.97	350	0	0
D/W/P: 4in Ren. Conc.	8.17	806	50	3,292
D/W/P: 4in Ren. Conc.	8.17	762	50	3,113
D/W/P: Patio Blocks	15.58	58	50	452
Total Estimated Land Improvements True Cash Value =				6,857

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 10 Blt 2024

(11) Heating System: Forced Heat & Cool
Ground Area = 1065 SF Floor Area = 1995 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Pine Logs	Basement	900		
1 Story	Pine Logs	Basement	165		
1 Story	Siding	Overhang	480		
Total:				275,348	272,591

Other Additions/Adjustments

Recreation Room	450	8,537	8,452
Exterior			
Stone Veneer	160	5,853	5,794
Basement, Outside Entrance, Below Grade	1	2,727	2,700
Plumbing			
Average Fixture(s)	1	1,422	1,408
3 Fixture Bath	2	8,956	8,866
Porches			
WCP (1 Story)	55	3,500	3,465
WCP (1 Story)	150	6,932	6,863
WPP	150	4,091	4,050
Deck			
Treated Wood	28	1,237	1,225
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	480	25,330	25,077
Common Wall: 1 Wall	1	-2,589	-2,563
Door Opener	1	527	522
Class: C Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	260	13,060	12,929
Water/Sewer			
Public Sewer	1	1,465	1,450
Water Well, 150 Feet	1	8,441	8,357
Built-Ins			
Appliance Allow.	1	2,713	2,686

Parcel Number: 009-460-013-00

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Fireplaces

Prefab 2 Story	1	3,109	3,078

Totals:	370,659	366,950

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 623,815

2026 Est. T.C.V. 009-460-013-00 = 869,456

Est. TCV/Total Floor Area = 435.82, Most recent sale 09/19/2008 for 197,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
412,500	412,500	412,500	328,975	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	22,200	0	8,882	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
434,700	434,700	434,700	337,857	337,857	337,857

009-460-014-00	2026 Est. T.C.V.	LEMKE BETH & KEITH
Property Class: 401		6702 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 14 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	95.00	1.0000	0.9822	4800	100		235,730
50 Actual Front Feet, 0.11 Total Acres								235,730
Total Est. Land Value =								235,730

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 2004

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1130 SF Floor Area = 1695 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,130		
			Total:	234,474	187,548

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138

Porches

WPP	527	9,354	7,483
WPP	336	6,001	4,801
WPP	60	2,458	1,966

Deck

Treated Wood	336	5,611	4,489
Treated Wood w/Roof (Deck Portion)	32	1,353	1,082
Treated Wood w/Roof (Roof portion)	32	681	545

Garages

Class: D Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost	281	11,586	9,269

Water/Sewer

Public Sewer	1	1,465	1,172
Water Well, 50 Feet	1	3,344	2,675

Built-Ins

Appliance Allow.	1	2,713	2,170

Fireplaces

Direct-Vented Gas	1	2,963	2,370

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	283,425	226,708

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:	385,404

2026 Est. T.C.V. 009-460-014-00	=	622,104

Est. TCV/Total Floor Area = 367.02, Most recent sale 07/08/2024 for 675,000

Parcel Number: 009-460-014-00

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2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	294,100	294,100	294,100	294,100	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	17,000	0	0	7,940	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	311,100	311,100	311,100	302,040	302,040	0

009-460-015-00	2026 Est. T.C.V.	TRATTLES DAVID S & PATRICIA S
Property Class: 401		6706 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 15 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	95.00	1.0000	0.9822	4800	100		235,730
50 Actual Front Feet, 0.11 Total Acres								235,730
Total Est. Land Value =								235,730

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
BOAT LIFT	500.00	1	94	470
Total Estimated Land Improvements True Cash Value =				1,410

Cost Est. for Res. Bldg: 1	Single Family	1.75S	Cls CD	Blt 1962

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1206 SF Floor Area = 1796 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Block	Slab	577		
1.25 Story	Siding	Slab	320		
1.25 Story	Siding	Slab	309		
			Total:	189,131	104,023

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	652
3 Fixture Bath	1	3,721	2,047

Porches

WPP	106	2,828	1,555

Deck

Treated Wood	427	6,414	3,528

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	528	17,957	9,876

Class: D Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost	286	11,697	6,433

Water/Sewer

Public Sewer	1	1,300	715
Water Well, 100 Feet	1	5,415	2,978

Built-Ins

Appliance Allow.	1	1,897	1,043

Fireplaces

Exterior 2 Story	1	6,914	3,803

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	248,459	136,653

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 232,310

Parcel Number: 009-460-015-00

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2026 Est. T.C.V. 009-460-015-00 = 469,450
 Est. TCV/Total Floor Area = 261.39, Most recent sale 05/25/2017 for 241,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
226,700	226,700	226,700	145,708	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,000	0	0	3,934	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
234,700	234,700	234,700	149,642	149,642	0

009-460-016-00	2026 Est. T.C.V.	CHRISTNER BRIAN & KIMBERLY (LE)
Property Class: 401		6714 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 16 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	95.00	1.0000	0.9822	4800	100		235,730
50 Actual Front Feet, 0.11 Total Acres								235,730
Total Est. Land Value =								235,730

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	90	71	420
Metal Prefab	20.63	80	71	1,171
Total Estimated Land Improvements True Cash Value =				1,591

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1972

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1320 SF Floor Area = 1320 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,320		
			Total:	177,759	115,542

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	528	20,217	13,141

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Unit-in-Place Cost Items

BOAT HOUSE (BY SQ FT)	440	1,668	1,418	*85% Good

Local Cost Items

SANITARY SEWER	1	0	0	*86% Good

Totals: 220,361 143,566

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 244,062

2026 Est. T.C.V. 009-460-016-00 = 481,383

Est. TCV/Total Floor Area = 364.68, Most recent sale 09/01/1996 for 140,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
234,200	234,200	234,200	117,816	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,500	0	0	3,181	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
240,700	240,700	240,700	120,997	120,997	0

009-460-017-00	2026 Est. T.C.V.	PAULUS FIRMIN A TRUST
Property Class: 401		6728 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 17 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	95.00	1.0000	0.9822	4800	100		235,730
50 Actual Front Feet, 0.11 Total Acres								235,730
Total Est. Land Value =								235,730

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1960

(11) Heating System: Forced Air w/ Ducts

Ground Area = 984 SF Floor Area = 1230 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	984		
			Total:	139,951	83,970

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Exterior 1 Story	1	5,597	3,358

Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	40	160	114	*71% Good

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	153,434	92,077

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 156,531

2026 Est. T.C.V. 009-460-017-00 = 393,211

Est. TCV/Total Floor Area = 319.68

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
193,000	193,000	193,000	80,524	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,600	0	0	2,174	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
196,600	196,600	196,600	82,698	82,698	0	

009-460-018-00	2026 Est. T.C.V.	BARRETT PATRICIA A
Property Class: 401		6770 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 18 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	95.00	1.0000	0.9822	4800	100		235,730
50 Actual Front Feet, 0.11 Total Acres								235,730
Total Est. Land Value =								235,730

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls CD	Blt 1952

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1080 SF Floor Area = 1080 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,080		
			Total:	131,193	85,275

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770
2 Fixture Bath	1	2,502	1,626

Porches

WGEP (1 Story)	180	13,635	8,863
WCP (1 Story)	36	2,485	1,615

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Exterior 1 Story	1	5,597	3,638

Unit-in-Place Cost Items

BOAT HOUSE (BY SQ FT)	352	1,334	1,134	*85% Good

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	164,472	107,173

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 182,194

2026 Est. T.C.V. 009-460-018-00 = 418,894

Est. TCV/Total Floor Area = 387.86, Most recent sale 10/01/2002 for 250,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
204,800	204,800	204,800	112,731	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,600	0	3,043	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
209,400	209,400	209,400	115,774	115,774	0

009-460-019-00	2026 Est. T.C.V.	WILDEBOER STEVE
Property Class: 401		6782 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 19 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	96.00	1.0000	0.9858	4800	100		236,595
50 Actual Front Feet, 0.11 Total Acres								236,595
Total Est. Land Value =								236,595

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	840	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 1991

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1008 SF Floor Area = 1260 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,008		
Total:				200,067	150,040

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066

Deck

Treated Wood	424	6,530	4,897

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 50 Feet	1	3,344	2,508

Built-Ins

Appliance Allow.	1	2,713	2,035

Unit-in-Place Cost Items

BOAT HOUSE (BY SQ FT)	500	1,895	1,611	*85% Good

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	217,436	163,256

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 277,535

2026 Est. T.C.V. 009-460-019-00 = 516,480

Est. TCV/Total Floor Area = 409.90

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
247,700	247,700	247,700	107,083	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,500	0	0	2,891	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
258,200	258,200	258,200	109,974	109,974	0	

009-460-020-00	2026 Est. T.C.V.	DUVALL L KIM TRUST
Property Class: 401		6790 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 20 MISSAUKEE HEIGHTS 2.
SPLIT ON 12/16/2009 INTO 009-460-021-50;

Split/Comb. on 12/16/2009 completed 12/16/2009 RAY ;
Parent Parcel(s): 009-460-020-00;
Child Parcel(s): 009-460-021-50;

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	49.95	97.31	1.0004	0.9905	4800	100		237,566
50 Actual Front Feet,	0.11	Total Acres			Total Est.		Land Value =	237,566

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	612	0	0
D/W/P: Crushed Rock	2.26	100	0	0
Wood Frame	35.03	64	71	1,592

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	2	97	4,850
Total Estimated Land Improvements				True Cash Value = 6,442

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 2011

(11) Heating System: Forced Air w/ Ducts
Ground Area = 872 SF Floor Area = 1399 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	872		
1 Story	Siding	Overhang	309		
		Total:		183,866	165,494

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,280
2 Fixture Bath	1	2,996	2,696

Porches

WPP	457	8,130	7,317
WPP	61	2,481	2,233
WPP	42	2,028	1,825
WPP	17	883	795

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	618	30,239	27,215
Common Wall: 1 Wall	1	-2,589	-2,330
Door Opener	1	527	474

Class: D Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost	352	13,116	11,804

Water/Sewer

Public Sewer	1	1,465	1,318
Water Well, 100 Feet	1	5,734	5,161

Built-Ins

Appliance Allow.	1	2,713	2,442

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Parcel Number: 009-460-020-00

Page: 2

Totals: 253,011 227,724

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 387,131

2026 Est. T.C.V. 009-460-020-00 = 631,139

Est. TCV/Total Floor Area = 451.14, Most recent sale 11/11/2011 for 300,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
303,000	303,000	303,000	177,373	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,600	0	0	4,789	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
315,600	315,600	315,600	182,162	182,162	182,162	

009-460-021-00	2026 Est. T.C.V.	CONNELL GREGORY A
Property Class: 401		6800 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W W 6 FT OF LOT 21 & LOT 22 EXC W 6 FT THEREOF MISSAUKEE HEIGHTS
2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	48.26	100.00	0.9718	1.0000	4800	100		225,113
A50'@4800/FF	6.00	0.00	0.9718	0.0000	4800	100	SEPARATED BY THE ALLEY	0
54 Actual Front Feet, 0.11 Total Acres								
Total Est. Land Value =								225,113

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	2000	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	97	1,940
Total Estimated Land Improvements True Cash Value =				1,940

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1958

(11) Heating System: Wall/Floor Furnace
Ground Area = 832 SF Floor Area = 832 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	832		
Total:				102,291	61,374

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Porches

CGEP (1 Story)	144	9,239	5,543
CGEP (1 Story)	60	5,012	4,310
*86% Good			

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	528	17,957	10,774
Door Opener	1	468	281

Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost	200	9,602	5,761

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 100 Feet	1	5,415	3,249

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Exterior 1 Story	1	5,597	3,358

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 159,963 97,279

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 165,374

2026 Est. T.C.V. 009-460-021-00 = 392,427
Est. TCV/Total Floor Area = 471.67, Most recent sale 05/29/2019 for 250,000

Parcel Number: 009-460-021-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	193,300	193,300	193,300	130,967	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,900	0	0	3,536	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	196,200	196,200	196,200	134,503	134,503	0

009-460-021-50	2026 Est. T.C.V.	MACHAK ROBERT G & MARY T TRUST
Property Class: 401		6792 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W E 44 FT OF LOT 21 MISSAUKEE HEIGHTS 2.
SPLIT ON 12/16/2009 FROM 009-460-020-00;

Split/Comb. on 12/16/2009 completed 12/16/2009 RAY ;
Parent Parcel(s): 009-460-020-00;
Child Parcel(s): 009-460-021-50;

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	44.00	99.33	1.0458	0.9976	4800	100		220,345
44 Actual Front Feet,	0.10	Total Acres			Total Est.	Land Value =		220,345

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1354	0	0
Wood Frame	35.03	64	50	1,121
Wood Frame	28.29	112	50	1,584

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements			True Cash Value =	5,130

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1955

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1040 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,040		
			Total:	182,055	127,428

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
2 Fixture Bath	1	2,996	2,097

Deck

Treated Wood	572	7,951	5,566
Treated Wood	144	3,217	2,252

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	448	20,196	14,137
Door Opener	1	527	369

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Direct-Vented Gas	1	2,963	2,074

Local Cost Items

SANITARY SEWER	1	0	0	*99% Good

Totals:	231,239	161,856

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 275,155

2026 Est. T.C.V. 009-460-021-50 = 500,630
 Est. TCV/Total Floor Area = 481.38, Most recent sale 06/17/2011 for 212,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
241,000	241,000	241,000	141,046	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,300	0	0	3,808	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
250,300	250,300	250,300	144,854	144,854	0	

009-460-022-00	2026 Est. T.C.V.	O'CONNELL GREGORY & LINDA
Property Class: 401		6810 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W WEST 6 FT OF LOT 22; LOT 23 & EAST 6 FT OF LOT 24 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	66.00	102.00	0.9074	1.0070	4800	100		289,464
66 Actual Front Feet, 0.16 Total Acres								289,464

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	624	0	0
Wood Frame	23.22	336	50	3,901
Wood Frame	23.22	336	50	3,901

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				10,227

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1938

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1272 SF Floor Area = 1272 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,272		
Total:				171,983	111,789

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Porches

CGEP (1 Story)	176	12,024	7,816

Deck

Treated Wood	372	5,997	3,898
Treated Wood	252	4,642	3,017

Garages

Class: C Exterior: Block Foundation: 42 Inch (Unfinished)

Base Cost	252	14,888	9,677

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152
Wood Stove	1	2,503	1,627

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	227,368	147,789

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 251,241

Parcel Number: 009-460-022-00

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2026 Est. T.C.V. 009-460-022-00 = 550,932
 Est. TCV/Total Floor Area = 433.12, Most recent sale 07/01/1996 for 140,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
268,900	268,900	268,900	132,598	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,600	0	0	3,580	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
275,500	275,500	275,500	136,178	136,178	0

009-460-024-00	2026 Est. T.C.V.	OHLE RICHARD L & NANCY L TRUST
Property Class: 401		6842 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W WEST 44 FT OF LOT 24, LOTS 25, 26 & LOTS 45 TO 49 INC
MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	141.00	109.00	0.8867	0.7172	5000	100		448,308
BACK 50' @ 500	250.00	160.00	0.6687	1.1401	500	100	BACK LOTS	95,306
391 Actual Front Feet, 1.27 Total Acres Total Est. Land Value =								543,614

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1950

(11) Heating System: Wall/Floor Furnace
Ground Area = 1176 SF Floor Area = 1176 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,176		
			Total:	159,757	95,854

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711
2 Fixture Bath	1	2,502	1,501

Porches

WGEP (1 Story)	336	21,363	12,818

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	432	15,621	9,373

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 100 Feet	1	5,415	3,249

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Interior 1 Story	1	4,610	2,766

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 213,650 128,190

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 217,923

2026 Est. T.C.V. 009-460-024-00 = 763,962

Est. TCV/Total Floor Area = 649.63

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
370,200	370,200	370,200	169,834	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,800	0	4,585	0	

Parcel Number: 009-460-024-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
382,000	382,000	382,000	174,419	174,419	0

009-460-027-00	2026 Est. T.C.V.	KOPECK THOMAS R & SUSAN
Property Class: 401		6677 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 12 T22N R8W LOTS 27, 28 & 29 EXC E 27 1/2 FT OF ALL 3 LOTS THEREOF.
 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
 * Factors * W PART OF 3 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	43.00	109.00	0.8199	0.9968	500	100		17,571
BACK 50' @ 500	36.60	107.79	0.8199	0.9929	500	100		14,898
BACK 50' @ 500	31.05	50.00	0.8199	0.7588	500	100		9,660
111 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 42,129

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1504	50	6,144
Total Estimated Land Improvements True Cash Value =				6,144

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 2022

(11) Heating System: Forced Heat & Cool
 Ground Area = 2090 SF Floor Area = 2484 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Basement	263		
1 Story	Siding	Basement	1,827		
Total:				392,116	380,346

Other Additions/Adjustments

Recreation Room	1000	18,970	18,401

Exterior			
Stone Veneer	150	5,487	5,322

Plumbing			
Average Fixture(s)	1	1,422	1,379
3 Fixture Bath	2	8,956	8,687
2 Fixture Bath	1	2,996	2,906

Water/Sewer			
2000 Gal Septic	1	9,318	9,038
Water Well, 100 Feet	1	5,734	5,562

Porches			
CCP (1 Story)	300	7,728	7,496
WCP (1 Story)	446	15,374	14,913

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	768	35,382	34,321
Door Opener	1	527	511

Built-Ins

Appliance Allow.	1	2,713	2,632

Fireplaces

Exterior 1 Story	1	6,387	6,195

Totals:	513,110	497,709

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV:	612,182

2026 Est. T.C.V. 009-460-027-00	=	660,455

Parcel Number: 009-460-027-00

Page: 2

Est. TCV/Total Floor Area = 265.88

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
332,800	332,800	332,800	241,864	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,600	0	0	6,530	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
330,200	330,200	330,200	248,394	248,394	248,394	

009-460-030-00	2026 Est. T.C.V.	MALEWITZ BERNARD P & PATRICIA M
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 30 EXC W 145 FT THEREOF MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	44.97	273.52	1.0269	1.3755	500	100		31,759
45 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	31,759

2026 Est. T.C.V. 009-460-030-00 = 31,759

Est. TCV/Total Floor Area = 12.79

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
15,900	15,900	15,900	4,698	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	126	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,900	15,900	15,900	4,824	4,824	0

009-460-030-30	2026 Est. T.C.V.	ELBLE JEFFERY B & ELIZABETH G TRUST
Property Class: 401		6639 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W W 75 FT OF LOT 30 & E 27 1/2 FT OF LOTS 27, 28 & 29 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	103.00	148.00	0.8347	1.1094	500	100		47,692
103 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	47,692

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	230	0	0
Metal Prefab	19.83	54	50	535

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,485

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1965

(11) Heating System: Space Heater

Ground Area = 943 SF Floor Area = 943 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	943		
			Total:	109,989	65,993

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711
3 Fixture Bath	1	3,721	2,233

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	432	15,621	9,373

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Exterior 1 Story	1	5,597	3,358

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 142,654 85,592

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 105,278

2026 Est. T.C.V. 009-460-030-30 = 154,455

Est. TCV/Total Floor Area = 163.79, Most recent sale 05/12/2006 for 110,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
77,900	77,900	77,900	40,013	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	-700	0	0	1,080	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
77,200	77,200	77,200	41,093	41,093	0	

009-460-030-60	2026 Est. T.C.V.	MALEWITZ BERNARD
Property Class: 401		6621 LAKEVIEW DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 12 T22N R8W E 45 FT OF W 145 FT OF LOT 30 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	45.00	140.00	1.0267	1.0881	500	100		25,135
45 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	25,135

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	288	50	887
Total Estimated Land Improvements			True Cash Value =	887

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1968

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	16,451	14,806

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	480	18,926	17,033

Common Wall: 1 Wall	1	-2,421	-2,179

Totals:	32,956	29,660

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 36,482

2026 Est. T.C.V. 009-460-030-60 = 62,504

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/01/2024 for 690,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM

32,700	32,700	32,700	32,700	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

0	-1,400	0	0	-1,400	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

31,300	31,300	31,300	33,582	31,300	0

009-460-032-00
 Property Class: 402
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

DALY RICHARD J & DEBRA L
 W LAKEVIEW DR
 LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 32 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	91.00	73.00	0.8610	0.8663	500	100		33,937
91 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	33,937

2026 Est. T.C.V. 009-460-032-00 = 33,937

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/08/2005 for 17,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
17,000	17,000	17,000	2,641	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	71	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,000	17,000	17,000	2,712	2,712	0	

009-460-033-00	2026 Est. T.C.V.	KOPECK THOMAS R & SUSAN M
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 33 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	111.00	121.00	0.8192	1.0339	500	100		47,010
111 Actual Front Feet, 0.31 Total Acres							Total Est. Land Value =	47,010

2026 Est. T.C.V. 009-460-033-00 = 47,010

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/10/2019 for 68,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
23,500	23,500	23,500	7,043	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	190	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
23,500	23,500	23,500	7,233	7,233	0

009-460-034-00	2026 Est. T.C.V.	SHAFLEY ANDREW P & BRENDA L TRUST
Property Class: 401		6697 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 34 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	50.00	165.00	1.0000	1.1525	500	100		28,812
50 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	28,812

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	384	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C 5 Blt 2016

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	2	1,054	970
Base Cost	2048	48,435	44,560

Totals: 49,489 45,530

Notes: GRG ONLY - NO PLUMBING, 15' HIGH

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 56,002

2026 Est. T.C.V. 009-460-034-00 = 85,764

Est. TCV/Total Floor Area = 0.00, Most recent sale 05/18/2013 for 17,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
44,600	44,600	44,600	25,814	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,700	0	696	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
42,900	42,900	42,900	26,510	26,510	26,510

009-460-035-00	2026 Est. T.C.V.	LEMKE BETH & KEITH
Property Class: 401		6702 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W E/2 OF LOT 35 MISSAUKEE HEIGHTS 2.

05 SPLIT 25FF TO 035-50 FOR 06

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

		* Factors *		1/2 OF LOT		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
BACK 50' @ 500	25.00	165.00	1.1892	1.1525	500 100	17,132
25 Actual Front Feet,	0.10	Total Acres	Total Est. Land Value =			17,132

Cost Est. for Res. Bldg: 1	Single Family	GRG	Cls CD	Blt 1965

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		432	15,621	10,154	
Totals:			15,621	10,154	

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 12,489

2026 Est. T.C.V. 009-460-035-00	=	29,621
Est. TCV/Total Floor Area = 0.00, Most recent sale 07/08/2024 for 675,000		
2025 Assessed	MBOR	S.E.V.
15,300	15,300	15,300
		Base for Cap
		IRM
		15,300
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	-500	0
		Tax Adjustment
		-500
2026 Assessed	MBOR	S.E.V.
14,800	14,800	14,800
		Capped
		->Taxable<-
		15,713
		14,800
		PRE/MBT
		0

009-460-035-50	2026 Est. T.C.V.	LEMKE BETH & KEITH
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W W/2 OF LOT 35 MISSAUKEE HEIGHTS 2.

05 SPLIT 25 FF FROM 035-00 FOR 06

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
BACK 50' @ 500	25.00	165.00	1.1892	1.1525	500	100		17,132
25 Actual Front Feet, 0.10 Total Acres							Total Est. Land Value =	17,132

2026 Est. T.C.V. 009-460-035-50 = 17,132

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/08/2024 for 675,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
8,600	8,600	8,600	8,600	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,600	8,600	8,600	8,832	8,600	0	

009-460-036-00	2026 Est. T.C.V.	TRATTLES DAVID S & PATRICIA S
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 36 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	50.00	165.00	1.0000	1.1525	500	100		28,812
50 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	28,812

2026 Est. T.C.V. 009-460-036-00 = 28,812

Est. TCV/Total Floor Area = 0.00, Most recent sale 05/25/2017 for 241,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
14,400	14,400	14,400	7,043	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	190	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,400	14,400	14,400	7,233	7,233	0	

009-460-037-00	2026 Est. T.C.V.	CHRISTNER BRIAN P & KIMBERLY J (LE)
Property Class: 401		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 37 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	50.00	165.00	1.0000	1.1525	500	100		28,812
50 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	28,812

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	48	94	278
Total Estimated Land Improvements			True Cash Value =	278

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1992

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	720	25,121	20,097

Totals:	25,121	20,097

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 24,719

2026 Est. T.C.V. 009-460-037-00 = 53,809

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/01/2001 for 28,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
27,900	27,900	27,900	9,328	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,000	0	0	251	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
26,900	26,900	26,900	9,579	9,579	0

009-460-038-00	2026 Est. T.C.V.	PAULUS FIRMIN A TRUST
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 38 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	50.00	165.00	1.0000	1.1525	500	100		28,812
50 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	28,812

2026 Est. T.C.V. 009-460-038-00 = 28,812

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
14,400	14,400	14,400	2,220	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	59	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,400	14,400	14,400	2,279	2,279	0	

009-460-039-00	2026 Est. T.C.V.	BARRETT PATRICIA A
Property Class: 401		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 39 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	50.00	165.00	1.0000	1.1525	500	100		28,812
50 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	28,812

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	52	94	358
Total Estimated Land Improvements			True Cash Value =	358

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1991

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	832	27,814	22,251
Storage Over Garage	415	4,893	3,914

Totals: 32,707 26,165

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 32,183

2026 Est. T.C.V. 009-460-039-00 = 61,353

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
32,000	32,000	32,000	10,722	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,300	0	289	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
30,700	30,700	30,700	11,011	11,011	0

009-460-040-00	2026 Est. T.C.V.	WILDEBOER STEVE
Property Class: 401		6787 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 12 T22N R8W LOT 40 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	50.00	165.00	1.0000	1.1525	500	100		28,812
50 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	28,812

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	480	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1996

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	2	1,054	843
Base Cost	1500	35,475	28,380

Totals: 36,529 29,223

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 35,944

2026 Est. T.C.V. 009-460-040-00 = 65,726

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
34,000	34,000	34,000	13,231	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,100	0	357	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
32,900	32,900	32,900	13,588	13,588	0

009-460-041-00	2026 Est. T.C.V.	DUVALL L KIM TRUST
Property Class: 401		6791 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 12 T22N R8W LOT 41 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	50.00	165.00	1.0000	1.1525	500	100		28,812
50 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	28,812

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	928	0	0
D/W/P: Crushed Rock	2.26	280	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2013

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Pole (Unfinished)

Storage Over Garage	364	4,819	4,337
Door Opener	2	1,054	949
Base Cost	1440	34,056	30,650

Class: C Exterior: Pole (Unfinished)

Base Cost	320	10,851	9,766
No Concrete Floor	320	-2,083	-1,875

Totals: 48,697 43,827

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 53,908

2026 Est. T.C.V. 009-460-041-00 = 85,095

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
44,400	44,400	44,400	23,510	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,900	0	0	634	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
42,500	42,500	42,500	24,144	24,144	24,144

009-460-042-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

CONNELL GREGORY & LINDA
6799 W LAKEVIEW DR
Lake City, MI 49651

. SEC 12 T22N R8W LOT 42 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	50.00	165.00	1.0000	1.1525	500	100		28,812
50 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	28,812

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	400	50	1,634
Wood Frame	29.49	96	50	1,415
Total Estimated Land Improvements				3,049

Cost Est. for Res. Bldg: 1 Single Family 1+S Cls C Blt 1965

(11) Heating System: Forced Air w/ Ducts

Ground Area = 624 SF Floor Area = 624 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Slab	624		
			Total:	92,213	59,939

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 103,547 67,305

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 82,785

2026 Est. T.C.V. 009-460-042-00 = 114,646

Est. TCV/Total Floor Area = 183.73, Most recent sale 05/18/2022 for 100,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
57,700	57,700	57,700	46,657	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-400	0	1,259	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
57,300	57,300	57,300	47,916	47,916	0

009-460-043-00	2026 Est. T.C.V.	O'CONNELL GREGORY & LINDA
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOTS 43 & 44 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	50.00	165.00	0.8409	1.1525	500	100		24,228
BACK 50' @ 500	50.00	165.00	0.8409	1.1525	500	100		24,228
100 Actual Front Feet, 0.38 Total Acres							Total Est. Land Value =	48,456

2026 Est. T.C.V. 009-460-043-00 = 48,456

Est. TCV/Total Floor Area = 77.65, Most recent sale 07/01/1996 for 10,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
24,200	24,200	24,200	3,337	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	90	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
24,200	24,200	24,200	3,427	3,427	0

009-470-001-00	2026 Est. T.C.V.	DVORAK MARK P
Property Class: 401		1810 S GOLDENROD AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 1 MISSAUKEE PARK ORIG PLAT. L222P9

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	40.00	139.00	1.0812	1.1222	4800	100		232,957
40 Actual Front Feet, 0.13 Total Acres								232,957
Total Est. Land Value =								232,957

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.68	1434	0	0
D/W/P: Brick on Sand	17.29	137	0	0
D/W/P: Brick on Sand	17.29	106	0	0
D/W/P: Brick on Sand	17.29	355	0	0
Wood Frame	25.17	162	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1S	Cls C 10	Blt 1930

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1400 SF Floor Area = 1400 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Crawl Space	1,000		
1 Story	Siding	Basement	400		
Total:				216,474	151,522

Other Additions/Adjustments

Exterior

Brick Veneer	76	1,209	846

Plumbing

Average Fixture(s)	1	1,366	956
2 Fixture Bath	1	2,878	2,015

Porches

CGEP (1 Story)	50	4,729	3,310

Deck

Treated Wood	239	4,312	3,018
Treated Wood	43	1,532	1,072

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	440	17,090	11,963

Water/Sewer

Public Sewer	1	1,407	985
Water Well, 100 Feet	1	5,507	3,855

Built-Ins

Appliance Allow.	1	2,605	1,823

Fireplaces

Exterior 1 Story	1	6,134	4,294

Unit-in-Place Cost Items

BOAT HOUSE (BY SQ FT	190	692	491	*71% Good
ROOF STRUCT. (SQ FT)	140	539	307	*57% Good

Parcel Number: 009-470-001-00

Page: 2

Local Cost Items

SANITARY SEWER

1

0

0

*84% Good

Totals:

266,474

186,457

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

316,977

2026 Est. T.C.V. 009-470-001-00

= 554,684

Est. TCV/Total Floor Area = 396.20, Most recent sale 09/25/2015 for 250,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
271,000	271,000	271,000	153,205	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,300	0	0	4,136	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
277,300	277,300	277,300	157,341	157,341	0	

009-470-002-00	2026 Est. T.C.V.	MCCORMIC ALLYN L & JANET M
Property Class: 401		7246 W MISSAUKEE LAKE BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 2 MISSAUKEE PARK ORIG PLAT. , L222P9

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	40.00	139.00	1.0812	1.1222	4800	100		232,957
40 Actual Front Feet, 0.13 Total Acres								232,957
Total Est. Land Value =								232,957

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	108	0	0
Wood Frame	23.39	160	73	2,732

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,682

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1942

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1567 SF Floor Area = 1567 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Block	Slab	744			
1 Story	Siding	Basement	823			*86% Good
Total:				193,651	145,039	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	1,019
2 Fixture Bath	1	2,502	2,152

Porches

CGEP (1 Story)	120	8,194	7,047
CCP (1 Story)	77	2,152	1,851

Deck

Treated Wood	250	4,513	3,881

Water/Sewer

Public Sewer	1	1,300	1,118
Water Well, 50 Feet	1	3,344	2,876

Built-Ins

Appliance Allow.	1	1,897	1,631

Fireplaces

Interior 1 Story	1	4,610	3,965

Local Cost Items

SANITARY SEWER	1	0	0	*83% Good

Totals: 223,348 170,579

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 289,984

2026 Est. T.C.V. 009-470-002-00 = 526,623

Est. TCV/Total Floor Area = 336.07

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
250,000	250,000	250,000	107,114	2.70

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-470-002-00

Page: 2

0	13,300	0	0	2,892	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
263,300	263,300	263,300	110,006	110,006	0

009-470-003-00	2026 Est. T.C.V.	SCHUT THOMAS H & BEVERLY A
Property Class: 401		7250 W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 3 MISSAUKEE PARK ORIG PLAT. , L222P9

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	40.00	140.00	1.0812	1.1250	4800	100		233,542
40 Actual Front Feet, 0.13 Total Acres								233,542
Total Est. Land Value =								233,542

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	100	0	0
D/W/P: 4in Concrete	6.47	400	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1968

(11) Heating System: Forced Heat & Cool
 Ground Area = 1076 SF Floor Area = 1076 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,076		
Total:				129,979	77,988

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	480	16,805	10,083
Door Opener	1	468	281
Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	216	10,370	6,222

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 100 Feet	1	5,415	3,249

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Interior 1 Story	1	4,610	2,766

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 172,029 103,218

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 175,471

2026 Est. T.C.V. 009-470-003-00 = 409,963

Est. TCV/Total Floor Area = 381.01

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
201,900	201,900	201,900	73,344	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,100	0	1,980	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

205,000	205,000	205,000	75,324	75,324	0

009-470-004-00	2026 Est. T.C.V.	BOOMGAARD THOMAS A
Property Class: 401		7268 W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 4 MISSAUKEE PARK ORIG PLAT. , L222P9

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	40.00	141.00	1.0812	1.1278	4800	100		234,124
40 Actual Front Feet, 0.13 Total Acres								
Total Est. Land Value =								234,124

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	29.97	48	50	719
Wood Frame	25.02	84	50	1,051
Total Estimated Land Improvements True Cash Value =				1,770

Cost Est. for Res. Bldg: 1 Single Family 1+S Cls D Blt 1941

(11) Heating System: Forced Air w/ Ducts

Ground Area = 858 SF Floor Area = 858 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Crawl Space	858		
Total:				104,321	57,376

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Porches

CSEP (1 Story)	98	4,100	2,255

Deck

Treated Wood	255	4,470	2,458
Treated Wood	80	2,086	1,147

Water/Sewer

Public Sewer	1	1,152	634
Water Well, 50 Feet	1	3,344	1,839

Built-Ins

Appliance Allow.	1	1,607	884

Fireplaces

Exterior 1 Story	1	4,873	2,680

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 126,941 69,816

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 118,687

2026 Est. T.C.V. 009-470-004-00 = 354,581

Est. TCV/Total Floor Area = 413.26

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
175,900	175,900	175,900	60,702	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,400	0	1,638	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
177,300	177,300	177,300	62,340	62,340	0

009-470-005-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

FEDEWA DALE J & SHERRY L
7280 W MISSAUKEE BLVD
LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 5 & E 60 FT OF LOTS 58 & 59. MISSAUKEE PARK ORIG PLAT. ,
L222P9

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	40.00	143.00	0.7361	1.1334	4800	100		160,175
BACK 50' @ 500	80.00	60.00	0.8034	0.8088	500	100		25,994
120 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	186,169

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	8.14	1044	0	0
Fencing: Wire Mesh, #9	3.97	160	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family LOG Cls BC Blt 1986

(11) Heating System: Forced Heat & Cool
Ground Area = 1232 SF Floor Area = 1848 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Pine Logs	Basement	1,232		
			Total:	310,728	233,045

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,094	1,570
3 Fixture Bath	1	6,585	4,939

Porches

WCP (1 Story)	352	16,245	12,184
WPP	504	11,521	8,641

Deck

Treated Wood	300	5,511	4,133

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	624	32,704	24,528
Door Opener	1	659	494
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	200	12,762	9,571

Water/Sewer

Public Sewer	1	1,877	1,408
Water Well, 50 Feet	1	3,351	2,513

Built-Ins

Appliance Allow.	1	3,899	2,924

Fireplaces

Exterior 1 Story	1	8,363	6,272

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 416,299 312,222

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 530,777

2026 Est. T.C.V. 009-470-005-00 = 721,696
 Est. TCV/Total Floor Area = 390.53, Most recent sale 08/01/2002 for 235,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
339,300	339,300	339,300	211,217	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	21,500	0	0	5,702	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
360,800	360,800	360,800	216,919	216,919	0	

009-470-006-00	2026 Est. T.C.V.	AVIATIEK LLC
Property Class: 401		1811 S ARBUTUS AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 6 & 7, ALSO LOTS 58 & 59 EXC E'LY 60 FT THOF MISSAUKEE
PARK ORIG PLAT. , L222P9

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	80.00	147.00	0.8483	0.7501	5000	100		254,516
BACK 50' @2000/	80.00	80.00	0.7477	0.9036	2000	100		108,096
160 Actual Front Feet, 0.42 Total Acres								
Total Est. Land Value =								362,612

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.58	151	0	0
D/W/P: 4in Ren. Conc.	10.25	880	0	0
Wood Frame	43.52	70	94	2,863

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				7,613

Cost Est. for Res. Bldg: 1 Single Family 2S Cls BC Blt 2013

(11) Heating System: Forced Heat & Cool
Ground Area = 1123 SF Floor Area = 2276 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,123		
1 Story	Siding	Overhang	30		
Total:				370,985	333,885

Other Additions/Adjustments

Exterior			
Stone Veneer	48	2,158	1,942

Plumbing			
Average Fixture(s)	1	2,094	1,885
3 Fixture Bath	2	13,171	11,854

Porches			
WCP (1 Story)	166	9,651	8,686
CCP (1 Story)	60	2,384	2,146
CCP (1 Story)	39	1,640	1,476
WPP	68	3,301	2,971

Deck			
Treated Wood	267	5,116	4,604
Treated Wood	176	3,886	3,497
Treated Wood	216	4,476	4,028

Water/Sewer			
Public Sewer	1	1,877	1,689
Water Well, 100 Feet	1	6,387	5,748

Built-Ins			
Appliance Allow.	1	3,899	3,509

Totals: 431,025 387,920

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 659,464

2026 Est. T.C.V. 009-470-006-00 = 1,029,689

Parcel Number: 009-470-006-00

Page: 2

 Est. TCV/Total Floor Area = 452.41, Most recent sale 08/21/2012 for 215,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
479,900	479,900	479,900	267,148	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	34,900	0	0	7,212	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
514,800	514,800	514,800	274,360	274,360	0	

009-470-008-00	2026 Est. T.C.V.	SAYEGH RAYMOND G & MARJORIE J
Property Class: 401		1810 S ARBUTUS AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 8 & 9 MISSAUKEE PARK ORIG PLAT. , L222P9

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	81.00	129.00	0.8446	1.0932	4800	100		359,007
81 Actual Front Feet, 0.24 Total Acres								359,007
Total Est. Land Value =								359,007

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1814	0	0
Wood Frame	27.96	120	50	1,677

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				3,577

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1948

(11) Heating System: Forced Heat & Cool
 Ground Area = 2011 SF Floor Area = 2011 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	2,011		
Total:				255,375	165,993

Other Additions/Adjustments

Exterior			
Stone Veneer	162	5,926	3,852

Plumbing			
Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches			
CCP (1 Story)	68	2,097	1,363

Deck			
Treated Wood	296	5,156	3,351
Treated Wood	78	2,148	1,396

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	576	28,771	18,701
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	313,223	203,593

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 346,108

Parcel Number: 009-470-008-00

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2026 Est. T.C.V. 009-470-008-00 = 708,692
 Est. TCV/Total Floor Area = 352.41, Most recent sale 09/01/1996 for 145,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
345,400	345,400	345,400	166,465	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,900	0	0	4,494	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
354,300	354,300	354,300	170,959	170,959	0

009-470-010-00	2026 Est. T.C.V.	BECKER GEORGE A & DOUGLAS TRUSTEES
Property Class: 401		1810 S ARBUTUS AVE 100
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 11 T22N R8W LOT 10 MISSAUKEE PARK ORIG PLAT. , L222P9

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	41.00	144.00	1.0719	1.1361	4800	100		239,672
41 Actual Front Feet, 0.14 Total Acres								239,672
Total Est. Land Value =								239,672

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	500	71	2,336
Total Estimated Land Improvements True Cash Value =				2,336

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1970

(11) Heating System: Forced Air w/ Ducts

Ground Area = 920 SF Floor Area = 1380 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	920		
Total:				196,024	127,408

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Deck

Treated Wood	288	5,069	3,295

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 220,902 143,579

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 244,084

2026 Est. T.C.V. 009-470-010-00 = 486,092

Est. TCV/Total Floor Area = 352.24

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
234,300	234,300	234,300	93,804	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	8,700	0	0	2,532	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
243,000	243,000	243,000	96,336	96,336	0	

009-470-011-00	2026 Est. T.C.V.	ZONDERVAN DAVID G & MARILYN J TRUST
Property Class: 401		1810 S ARBUTUS AVE X200
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 11 T22N R8W LOT 11 & E 10 FT OF LOT 12. MISSAUKEE PARK ORIG PLAT. ,
L222P9

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	51.00	155.00	0.9931	1.1658	4800	100		283,411
51 Actual Front Feet, 0.18 Total Acres								283,411
Total Est. Land Value =								283,411

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	90	46	255
Total Estimated Land Improvements True Cash Value =				255

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1951

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1098 SF Floor Area = 1434 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	240		
1 Story	Siding	Crawl Space	522		
2 Story	Siding	Slab	336		
			Total:	161,159	112,811

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	829
2 Fixture Bath	1	2,502	1,751

Water/Sewer

Public Sewer	1	1,300	910
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	1,897	1,328

Fireplaces

Interior 1 Story	1	4,610	3,227

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 175,997 123,197

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 209,435

2026 Est. T.C.V. 009-470-011-00 = 493,101

Est. TCV/Total Floor Area = 343.86

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
241,300	241,300	241,300	85,577	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	5,300	0	0	2,310	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
246,600	246,600	246,600	87,887	87,887	0	

009-470-012-00	2026 Est. T.C.V.	STEPHAN EDWARD D
Property Class: 402		ARBUTUS AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 12 EXC E 10 FT THOF. MISSAUKEE PARK ORIG PLAT. , L222P9

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	31.00	145.00	1.1821	10.9837	4800	100		173,035
		0.10	Total Acres		Total Est.		Land Value =	173,035

2026 Est. T.C.V. 009-470-012-00 = 173,035

Est. TCV/Total Floor Area = 120.67

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
90,100	90,100	90,100	24,801	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,600	0	669	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
86,500	86,500	86,500	25,470	25,470	25,470

009-470-013-00	2026 Est. T.C.V.	STEPHAN EDWARD D
Property Class: 401		1810 ARBUTUS AVE X300
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 13 ALSO W 20 FT OF E 60 FT OF LOT 51MISSAUKEE PARK ORIG
PLAT. , L222P9

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	41.00	136.00	1.0719	1.1136	4800	100		234,925
41 Actual Front Feet, 0.13 Total Acres								Total Est. Land Value = 234,925

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	620	94	4,056
Wood Frame	26.29	160	71	2,986
Total Estimated Land Improvements True Cash Value =				7,042

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1974

(11) Heating System: Forced Air w/ Ducts
Ground Area = 840 SF Floor Area = 1260 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	840		
			Total:	172,373	120,660

Other Additions/Adjustments

Recreation Room	420	7,967	5,577

Plumbing

Average Fixture(s)	1	1,422	995
2 Fixture Bath	1	2,996	2,097

Porches

WCP (1 Story)	36	2,691	1,884

Deck

Treated Wood	240	4,500	3,150
Treated Wood	80	2,182	1,527

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	960	42,000	29,400
Storage Over Garage	480	6,355	4,448
Common Wall: 1 Wall	1	-2,589	-1,812
Door Opener	1	527	369

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 50 Feet	1	3,344	2,341

Fireplaces

Exterior 1 Story	1	6,387	4,471

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 251,620 176,132

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 299,424

2026 Est. T.C.V. 009-470-013-00	=	541,391
Est. TCV/Total Floor Area = 429.68		

Parcel Number: 009-470-013-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	261,100	261,100	261,100	107,705	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	9,600	0	0	2,908	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	270,700	270,700	270,700	110,613	110,613	110,613

009-470-014-00	2026 Est. T.C.V.	DEGROW RODERICK L & MARY H TRUST
Property Class: 401		1801 S WILDROSE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 14 EXC S 50 FT THEREOF MISSAUKEE PARK ORIG PLAT. , L222P9

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	41.00	107.00	1.0719	1.0240	4800	100		216,010
41 Actual Front Feet, 0.10 Total Acres					Total Est.		Land Value =	216,010

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	250	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements				1,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1946

(11) Heating System: Forced Air w/ Ducts

Ground Area = 784 SF Floor Area = 784 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	784		
			Total:	89,989	53,994

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Porches

CSEP (1 Story)	358	11,649	6,989

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	484	10,900	6,540

Water/Sewer

Public Sewer	1	1,152	691

Water Well, 100 Feet	1	5,150	3,090

Built-Ins

Appliance Allow.	1	1,607	964

Fireplaces

Exterior 1 Story	1	4,873	2,924

Local Cost Items

SANITARY SEWER	1	0	0	*90% Good

Totals:	126,308	75,785

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 128,835

2026 Est. T.C.V. 009-470-014-00 = 345,845

Est. TCV/Total Floor Area = 441.13

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM
	171,300	171,300	171,300	57,535	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,600	0	0	1,553	0

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	172,900	172,900	172,900	59,088	59,088	0

009-470-015-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

MICHELLE MARSH M & GREGORY A
1798 S WILDROSE AVE
LAKE CITY, MI 49651

SEC 11 T22N R8W BEG AT NW COR LOT 15 MISSAUKEE PARK ORIGINAL, TH S 01 DEG 45'00"W 55.80 FT, TH SE'L Y TO A PT THAT IS S 01 DEG 45'00"E 64 FT FROM NE COR LOT 15, TH N 76 DEG 57'00"W 40.80 FT TO POB. FOR REFERENCE: PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS 5-6 P-178 DESC AS: PART OF LOT 15 MISSAUKEE PARK ORIGINAL.
FORMERLY DESCRIBED AS SEC 11 T22N R8W PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-178 AND AS DESCRIBED ON 2020-01685 AS PART OF LOT 15 EXC BEG AT A PT ON W LINE LOT 15 68 FT S 01 DEG 45'W OF NW COR OF LOT 15; TH S 01 DEG 45'W 68 FT TO S LOT LINE; S 88 DEG 15'E 40 FT TO E LOT LINE; TH N 01 DEG 45'E 64 FT; TH W'LY TO POB. MISSAUKEE PARK ORIGINAL.
FORMERLY DESCRIBED AS SEC 11 T22N R8W LOT 15 THAT PART OF LOT 15 LYING N'LY OF A LINE BEG 68 FT S OF NW COR OF LOT 15, TH E TO A PT ON E LINE OF LOT 15 WHICH LIES 64 FT N OF SE COR. MISSAUKEE PARK ORIGINAL , L222P9

2020-01685 QC CLEAR TITLE FOR DESCRIPTION CLARIFICATION 12' TRIANGLE.
07/15/2008 DID BOUNDARY ADJ FOR 12 FT TRIANGLE PIECE DEEDED FROM 009-470-015-50 TO 015-00 FOR 2009.
QC DATED 6-26-08 AND RECORDED @ 2008/2254.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	40.00	66.00	1.0812	0.8647	4800	100		179,498
40 Actual Front Feet, 0.06 Total Acres Total Est. Land Value =								179,498

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	20	50	64
D/W/P: Flagstone/Sand	18.93	400	50	3,786
D/W/P: 3.5 Concrete	6.16	140	50	431
Wood Frame	31.15	64	50	997
Wood Frame	31.15	64	50	997
Total Estimated Land Improvements True Cash Value =				6,275

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1955

(11) Heating System: Wall/Floor Furnace
Ground Area = 722 SF Floor Area = 722 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	722		
Total:				87,371	52,422

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,185	711		

Porches					
CSEP (1 Story)	180	7,272	4,363		
WPP	25	1,364	818		

Deck					
Treated Wood	64	1,908	1,145		

Water/Sewer					
Public Sewer	1	1,300	780		
Water Well, 100 Feet	1	5,415	3,249		

Built-Ins					
Appliance Allow.	1	1,897	1,138		

Local Cost Items

Parcel Number: 009-470-015-00

Page: 2

SANITARY SEWER

1

0

0

*84% Good

Totals:

107,712

64,626

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

109,864

2026 Est. T.C.V. 009-470-015-00

= 295,637

Est. TCV/Total Floor Area = 409.47

2025 Assessed	MBOR	S.E.V.
146,100	146,100	146,100

Base for Cap	IRM
43,203	2.70

2026 New Eq. Adjustment	Loss
0	0

Additions	Tax Adjustment	Losses
0	1,166	0

2026 Assessed	MBOR	S.E.V.
147,800	147,800	147,800

Capped	->Taxable<-	PRE/MBT
44,369	44,369	0

009-470-015-50	2026 Est. T.C.V.	WRIGHT JULIE
Property Class: 401		1802 S WILDROSE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2024-02761 AFF SITUATED IN THE TOWNSHIP OF LAKE, MISSAUKEE COUNTY, MICHIGAN BEGINNING AT A POINT ON THE WEST LINE OF LOT 15 IN THE PLAT OF MISSAUKEE PARK WHICH IS 68 FEET S01DEG45'W FROM THE NW CORNER OF SAID LOT; THENCE S01 DEG45'W ALONG SAID WEST LOT LINE 68 FEET TO THE SOUTH LINE OF SAID LOT; THENCE S88DEG15'E 40 FEET TO THE EAST LINE OF SAID LOT; THENCE N01DEG45'E ALONG SAID EAST LINE 64 FEET; THENCE WESTERLY TO A POINT ON THE WEST LINE OF LOT 15, HENCE N01DEG45'E ALONG SAID EAST LINE 64 FEET; THENCE WESTERLY TO A POINT ON THE WEST LINE OF LOT IS, SAID POINT BEING S01DEG4S'W 68 FEET FROM NW CORNER OF SAID LOT 15 AND THE POINT OF BEGINNING.

FORMERLY SEC 11 T22N R8W BEG AT A PT ON W LINE OF LOT 15, 68 FT S 01 DEG 45'W FROM NW COR LOT LS;TH S 01 DEG 45'W 68 FT TO S LOT LINE; TH S 88 DEG 15'E 40 FT TO E LOT LINE; TH N 01 DEG 45'E 64 FT; TH N 66 DEG 13'W 43.16 FT TO POB. MISSAUKEE PARK ORIGINAL

2020-001685

FORMERLY SEC 11 T22N R8W BEG AT A PT ON W LINE OF LOT 15, 68 FT S 01 DEG 45'W FROM NW COR LOT 15;TH S 01 DEG 45'W 68 FT TO S LOT LINE; TH S 88 DEG 15'E 40 FT TO E LOT LINE; TH N 01 DEG 45'E 64 FT; TH N 66 DEG 13'W 43.16 FT TO POB. MISSAUKEE PARK ORIGINAL , L222P9

SAME FOR THE TRIANGLE DESCRIBED BELOW 2020-01685 QC 6/12/2020
07/15/2008 DID BOUNDARY ADJ FOR 12 FT TRIANGLE PIECE DEEDED FROM 009-470-015-50 TO 015-00 FOR 2009.
QC DATED 6-26-08 RECORDED @ 2008/2254

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	64.00	40.00	0.8891	0.7311	1800	100		74,887
64 Actual Front Feet,	0.06	Total Acres			Total Est. Land Value =			74,887

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.46	216	94	4,966
Total Estimated Land Improvements			True Cash Value =	4,966

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1925

(11) Heating System: Wall/Floor Furnace
Ground Area = 530 SF Floor Area = 530 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	530		
			Total:	77,262	50,219

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Porches

WGEP (1 Story)	160	13,800	8,970
WPP	25	1,452	944

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Parcel Number: 009-470-015-50

Page: 2

Local Cost Items

SANITARY SEWER

1

0

0

*84% Good

Totals:

106,693

69,349

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV:

85,299

2026 Est. T.C.V. 009-470-015-50

= 165,152

Est. TCV/Total Floor Area = 311.61, Most recent sale 01/18/2019 for 93,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
82,800	82,800	82,800	43,218	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-200	0	1,166	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
82,600	82,600	82,600	44,384	44,384	0	

009-470-016-00	2026 Est. T.C.V.	SMITH DAVID P TRUST
Property Class: 401		7400 W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 11 T22N R8W LOTS 16 & 17 MISSAUKEE PARK ORIG PLAT. , L222P9

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	80.00	148.00	0.8483	1.1471	4800	100		373,664
80 Actual Front Feet, 0.27 Total Acres								373,664
Total Est. Land Value =								373,664

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value

LAND IMPROVE 1000	1,000.00	1	95	950

Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1924

(11) Heating System: Space Heater

Ground Area = 611 SF Floor Area = 611 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	611		
Total:				73,796	40,586

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Porches

WSEP (1 Story)	189	8,239	4,531

WSEP (1 Story)	100	5,050	2,777

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	624	20,168	11,092

Water/Sewer

Public Sewer	1	1,152	634

Water Well, 50 Feet	1	3,344	1,839

Built-Ins

Appliance Allow.	1	1,607	884

Fireplaces

Exterior 1 Story	1	4,873	2,680

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	119,217	65,566

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 111,462

2026 Est. T.C.V. 009-470-016-00	=	486,076

Est. TCV/Total Floor Area = 795.54

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
245,300	245,300	245,300	88,805	2.70

2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,300	0	2,397	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
243,000	243,000	243,000	91,202	91,202	0

009-470-018-00	2026 Est. T.C.V.	SMIT PETER A ET AL
Property Class: 401		7404 W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 18 MISSAUKEE PARK ORIG PLAT. , L222P9

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	40.00	155.00	1.0812	1.1658	4800	100		242,011
40 Actual Front Feet, 0.14 Total Acres								242,011
Total Est. Land Value =								242,011

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1924

(11) Heating System: Space Heater

Ground Area = 672 SF Floor Area = 672 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	672		
Total:				79,834	43,908

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Porches

WSEP (1 Story)	288	11,212	6,167

Water/Sewer

Public Sewer	1	1,152	634
Water Well, 50 Feet	1	3,344	1,839

Built-Ins

Appliance Allow.	1	1,607	884

Fireplaces

Exterior 1 Story	1	4,873	2,680

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 103,010 56,655

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 96,314

2026 Est. T.C.V. 009-470-018-00 = 339,275

Est. TCV/Total Floor Area = 504.87

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
169,300	169,300	169,300	48,258	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	0	1,302	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
169,600	169,600	169,600	49,560	49,560	0

009-470-019-00	2026 Est. T.C.V.	BORKE THOMAS J & SHARLENE M
Property Class: 401		7408 W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 19 EXC 16 FT; N & S BY 40 FT; E & W FOR DRIVING ALLEY
MISSAUKEE PARK ORIG PLAT. , L222P9

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	40.00	144.00	1.0812	1.1361	4800	100		235,856
40 Actual Front Feet, 0.13 Total Acres								235,856
Total Est. Land Value =								235,856

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	15.58	46	50	358
D/W/P: 4in Ren. Conc.	8.17	1158	50	4,730
Metal Prefab	20.52	81	50	831
Total Estimated Land Improvements True Cash Value =				5,919

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 2017

(11) Heating System: Forced Heat & Cool
Ground Area = 1271 SF Floor Area = 1668 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	476		
1.5 Story	Siding	Basement	795		
			Total:	257,992	245,081

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,351
3 Fixture Bath	2	8,956	8,508

Porches

CCP (1 Story)	63	1,956	1,858
CCP (1 Story)	126	3,657	3,474

Deck

Treated Wood	180	3,721	3,535
Treated Wood	70	2,038	1,936

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	616	25,047	23,795
Door Opener	1	527	501

Water/Sewer

Public Sewer	1	1,465	1,392
Water Well, 50 Feet	1	3,344	3,177

Built-Ins

Appliance Allow.	1	2,713	2,577

Fireplaces

Direct-Vented Gas	1	2,963	2,815

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 315,801 300,000

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 510,000

Parcel Number: 009-470-019-00

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2026 Est. T.C.V. 009-470-019-00 = 751,775
 Est. TCV/Total Floor Area = 450.70, Most recent sale 07/01/2001 for 184,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
353,700	353,700	353,700	226,554	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	22,200	0	0	6,116	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
375,900	375,900	375,900	232,670	232,670	0

009-470-020-00	2026 Est. T.C.V.	THOMPSON DAVID A & DONNA R
Property Class: 401		7420 W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 20 MISSAUKEE PARK ORIG PLAT. , L222P9

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	40.00	165.00	1.0812	1.1916	4800	100		247,365
40 Actual Front Feet, 0.15 Total Acres								247,365
Total Est. Land Value =								247,365

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	440	0	0
D/W/P: 4in Concrete	6.96	66	0	0
Wood Frame	27.96	120	94	3,154

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				5,054

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1998

(11) Heating System: Forced Heat & Cool
 Ground Area = 912 SF Floor Area = 1140 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	912		
Total:				152,883	122,308

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138

Porches

WCP (1 Story)	192	8,262	6,610
CPP	48	1,231	985

Deck

Treated Wood	130	3,010	2,408

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	628	25,390	20,312
Door Opener	1	527	422

Water/Sewer

Public Sewer	1	1,465	1,172
Water Well, 50 Feet	1	3,344	2,675

Built-Ins

Appliance Allow.	1	2,713	2,170

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals: 200,247 160,200

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 272,340

2026 Est. T.C.V. 009-470-020-00 = 524,759

Est. TCV/Total Floor Area = 460.31, Most recent sale 07/01/1997 for 60,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
254,000	254,000	254,000	129,058	2.70

Parcel Number: 009-470-020-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,400	0	0	3,484	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	262,400	262,400	262,400	132,542	132,542	132,542

009-470-021-00	2026 Est. T.C.V.	CHIUCHIARELLI SILVANO & SUSAN M
Property Class: 401		1801 S SWEETBRIAR AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 11 T22N R8W LOT 21 MISSAUKEE PARK ORIG PLAT. , L222P9

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	40.00	170.00	1.0812	1.2041	4800	100		249,964
40 Actual Front Feet, 0.16 Total Acres								249,964
Total Est. Land Value =								249,964

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	104	0	0
D/W/P: 4in Concrete	6.05	576	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1950

(11) Heating System: Forced Heat & Cool

Ground Area = 1174 SF Floor Area = 1174 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,174		
Total:				132,752	86,289

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	642

Porches

CCP (1 Story)	60	1,582	1,028
CCP (1 Story)	36	1,035	673

Deck

Treated Wood	362	5,625	3,656

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	432	13,422	8,724

Water/Sewer

Public Sewer	1	1,152	749
Water Well, 100 Feet	1	5,150	3,347

Built-Ins

Appliance Allow.	1	1,607	1,045

Fireplaces

Interior 1 Story	1	4,050	2,632

Local Cost Items

SANITARY SEWER	1	0	0	*89% Good

Totals: 167,363 108,785

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 184,935

2026 Est. T.C.V. 009-470-021-00 = 435,849

Est. TCV/Total Floor Area = 371.25, Most recent sale 12/01/1998 for 110,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-470-021-00

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	214,500	214,500	214,500	88,320	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,400	0	0	2,384	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	217,900	217,900	217,900	90,704	90,704	0

009-470-022-00	2026 Est. T.C.V.	WILDES STEPHEN G
Property Class: 401		1800 S SWEETBRIAR AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 22 MISSAUKEE PARK ORIG PLAT. , L222P9

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	40.00	134.00	1.0812	1.1079	4800	100		229,989
40 Actual Front Feet, 0.12 Total Acres								229,989
Total Est. Land Value =								229,989

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	924	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	2	95	9,500
Total Estimated Land Improvements True Cash Value =				9,500

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 10 Blt 2005

(11) Heating System: Forced Heat & Cool

Ground Area = 976 SF Floor Area = 1708 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	976		
Total:				249,911	212,437

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Porches

CGEP (1 Story)	202	13,229	11,245
WCP (1 Story)	84	4,614	3,922

Deck

Treated Wood	304	5,247	4,460

Water/Sewer

Public Sewer	1	1,465	1,245
Water Well, 100 Feet	1	5,734	4,874

Built-Ins

Appliance Allow.	1	2,713	2,306

Fireplaces

Exterior 1 Story	1	6,387	5,429

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 295,200 250,933

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 426,586

2026 Est. T.C.V. 009-470-022-00 = 666,075

Est. TCV/Total Floor Area = 389.97

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
313,900	313,900	313,900	166,133	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	19,100	0	4,485	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

333,000

333,000

333,000

170,618

170,618

0

009-470-023-00	2026 Est. T.C.V.	BOWMAN NANCY A
Property Class: 401		1800 S SWEETBRIAR AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 11 T22N R8W LOT 23 MISSAUKEE PARK ORIG PLAT. , L222P9

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	40.00	135.00	1.0812	1.1108	4800	100		230,588
40 Actual Front Feet, 0.12 Total Acres								230,588
Total Est. Land Value =								230,588

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	288	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1977

(11) Heating System: Forced Heat & Cool

Ground Area = 1008 SF Floor Area = 1368 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	720		
1 Story	Siding	Slab	288		
Total:				200,378	140,262

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Porches

WPP	200	4,818	3,373

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	432	19,708	13,796
Common Wall: 1 Wall	1	-2,589	-1,812
Door Opener	1	527	369

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Exterior 2 Story	1	7,869	5,508

Local Cost Items

GENERATOR	1	1	1	*95% Good

Totals: 244,134 170,892

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 290,516

2026 Est. T.C.V. 009-470-023-00 = 523,479

Est. TCV/Total Floor Area = 382.66

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
251,100	251,100	251,100	103,667	2.70

Parcel Number: 009-470-023-00

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2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	10,600	0	0	2,799	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	261,700	261,700	261,700	106,466	106,466	106,466

009-470-024-00	2026 Est. T.C.V.	HUXTABLE THOMAS
Property Class: 401		1800 S SWEETBRIAR AVE X 200
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 11 T22N R8W LOTS 24 & 25 MISSAUKEE PARK ORIG PLAT. , L222P9

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	80.00	144.00	0.8483	1.1361	4800	100		370,097
80 Actual Front Feet, 0.26 Total Acres								370,097
Total Est. Land Value =								370,097

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	1663	50	5,787
Total Estimated Land Improvements True Cash Value =				5,787

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1935

(11) Heating System: Forced Heat & Cool

Ground Area = 1556 SF Floor Area = 1976 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Mich Bsmnt.	840		
1 Story	Siding	Crawl Space	396		
1 Story	Siding	Slab	320		
Total:				265,396	177,233

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	910
3 Fixture Bath	1	4,478	2,866

Porches

WGEP (1 Story)	120	11,562	7,400

Deck

Treated Wood	327	5,513	3,528
Treated Wood	192	3,882	2,484
Composite	108	2,718	1,740

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	624	30,457	19,492
Common Wall: 1 Wall	1	-2,589	-1,657
Door Opener	2	1,054	675

Water/Sewer

Public Sewer	1	1,465	938
Water Well, 100 Feet	1	5,734	3,670

Built-Ins

Appliance Allow.	1	2,713	1,736

Fireplaces

Interior 1 Story	1	5,235	3,350

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 339,040 216,965

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 368,841

Parcel Number: 009-470-024-00

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 Est. TCV/Total Floor Area = 376.89, Most recent sale 10/25/1985 for 78,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
362,900	362,900	362,900	184,154	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,500	0	0	4,972	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
372,400	372,400	372,400	189,126	189,126	189,126	

009-470-026-00	2026 Est. T.C.V.	TRUESDALE MARY KODL TRUST
Property Class: 401		1800 S SWEETBRIAR AVE 300
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 11 T22N R8W LOT 26 MISSAUKEE PARK ORIG PLAT. , L222P9

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	41.00	153.00	1.0719	1.1605	4800	100		244,812
41 Actual Front Feet, 0.14 Total Acres								244,812
Total Est. Land Value =								244,812

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	19.58	48	50	470

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,420

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1946

(11) Heating System: Wall/Floor Furnace

Ground Area = 1012 SF Floor Area = 1012 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Crawl Space	1,012		
Total:				121,919	67,055

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,138	626

Porches

WGEP (1 Story)	320	19,546	10,750

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	320	12,365	6,801

Water/Sewer

Public Sewer	1	1,249	687
Water Well, 50 Feet	1	3,212	1,767

Built-Ins

Appliance Allow.	1	1,822	1,002

Fireplaces

Wood Stove	1	2,023	1,113

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 163,274 89,801

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 152,661

2026 Est. T.C.V. 009-470-026-00 = 398,893

Est. TCV/Total Floor Area = 394.16

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
197,800	197,800	197,800	104,744	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,600	0	2,828	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
199,400	199,400	199,400	107,572	107,572	0	

009-470-027-00	2026 Est. T.C.V.	VELDHEER EDWIN J & MORGAN E
Property Class: 401		1801 S PAVILION DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 27 & 28 MISSAUKEE PARK ORIG PLAT. , L222P9

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	81.00	167.00	0.8446	1.1966	4800	100		392,959
81 Actual Front Feet, 0.31 Total Acres								392,959
Total Est. Land Value =								392,959

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	3144	0	0
D/W/P: 4in Concrete	6.96	264	0	0
D/W/P: Patio Blocks	15.58	113	0	0
Wood Frame	27.96	120	50	1,677

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				11,677

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 5 Blt 2020

(11) Heating System: Forced Heat & Cool

Ground Area = 1500 SF Floor Area = 3250 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,500		
1 Story	Siding	Overhang	66		
1 Story	Siding	Overhang	184		
Total:				400,290	380,282

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,351
3 Fixture Bath	2	8,956	8,508
Separate Shower	1	1,310	1,244

Porches

WCP (1 Story)	297	10,345	9,828
WCP (1 Story)	568	19,522	18,546

Deck

Treated Wood	143	3,203	3,043
Composite	456	7,287	6,923
Composite	47	1,721	1,635

Balcony

Wood Balcony	297	12,973	12,324

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	804	36,510	34,684
Common Wall: 1 Wall	1	-2,589	-2,460
Door Opener	2	1,054	1,001

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Door Opener	2	1,054	1,001
Base Cost	1920	66,874	63,530

Water/Sewer

Public Sewer	1	1,465	1,392
Water Well, 100 Feet	1	5,734	5,447

Built-Ins

Parcel Number: 009-470-027-00

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Appliance Allow.	1	2,713	2,577	
Fireplaces				
Prefab 2 Story	1	3,109	2,954	
Local Cost Items				
GENERATOR	1	1	1	*100% Good
Totals:		582,954	553,811	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 941,479

2026 Est. T.C.V. 009-470-027-00					=	1,346,115	
Est. TCV/Total Floor Area = 414.19, Most recent sale 06/20/2019 for 250,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
636,100	636,100	636,100	496,840	2.70			
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	37,000	0	13,414	0			
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
673,100	673,100	673,100	510,254	510,254	0		

009-470-029-00	2026 Est. T.C.V.	HUXTABLE THOMAS E
Property Class: 401		S PAVILION DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 29 MISSAUKEE PARK ORIG PLAT. ,L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.00	140.00	1.0000	1.0000	1800	100		72,000
40 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	72,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1991

(11) Heating System: Space Heater

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Door Opener	2	1,054	790

Base Cost	1200	41,796	31,347

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	300	18,549	13,912

Common Wall: 1 Wall	1	-2,589	-1,942

Totals:	58,810	44,107

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 54,252

2026 Est. T.C.V. 009-470-029-00	=	126,252

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
65,000	65,000	65,000	17,362	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,900	0	468	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
63,100	63,100	63,100	17,830	17,830	17,830	

009-470-030-00	2026 Est. T.C.V.	SHIVLIE LOUIE G
Property Class: 401		1831 S PAVILION DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 30 MISSAUKEE PARK ORIG PLAT. ,L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.00	140.00	1.0000	1.0000	1800	100		72,000
40 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	590	0	0
Wood Frame	28.80	100	50	1,440

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,390

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1965

(11) Heating System: Forced Hot Water

Ground Area = 1024 SF Floor Area = 1024 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	832		
1 Story	Siding	Crawl Space	192		
		Total:		149,011	96,859

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	21,479	13,961

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	528	27,086	17,606

Common Wall: 1 Wall	1	-2,589	-1,683

Water/Sewer

Public Sewer	1	1,465	952

Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Deck

w/Roof (Roof portion)	90	1,638	1,065

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	207,959	135,174

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 166,264

2026 Est. T.C.V. 009-470-030-00 = 240,654

Est. TCV/Total Floor Area = 235.01, Most recent sale 07/27/2015 for 94,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
122,500	122,500	122,500	56,820	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,200	0	1,534	0	

Parcel Number: 009-470-030-00

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2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
120,300	120,300	120,300	58,354	58,354	58,354

009-470-031-00	2026 Est. T.C.V.	MASLOWSKY GERALD L & NANCY J &
Property Class: 401		1841 S PAVILION DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

LOT 31 AND THE NORTH 10 FEET OF LOT 32, ORIGINAL PLAT OF MISSAUKEE PARK, SECTION 11, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN.

LOT TRANSFER 10' 2014, FORMELRY SEC 11 T22N R8W LOT 31 MISSAUKEE PARK ORIG PLAT. ,L222P9

2014 ORIGINAL DESCRIPTIONS PARCEL IDJ 009-470-0JL-00: LOT 31, ORIGINAL PLAT OF MISSAUKEE PARK, SECTION 1 1, T22N, RBW, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN.

PARCEL ID 009-470-032-00: LOTS 32, 33, AND 34, ORIGINAL PLAT OF MISSAUKEE PARK, SECTION 1 1, T22N, RBW, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN. REVISED DESCRIPTIONS

TRANSFER PARCEL: THE NORTH 10 FEET OF LOT 32, ORIGINAL PLAT OF MISSAUKEE PARK, SECTION 11, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN.

NEW LOT 31 PARCEL: LOT 31 AND THE NORTH 10 FEET OF LOT 32, ORIGINAL PLAT OF MISSAUKEE PARK, SECTION 11, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN. NEW LOTS 32-34 DESCRIPTION: THE SOUTH 30 FEET OF LOT 32 AND ENTIRE LOTS 33 AND 34, ORIGINAL PLAT OF MISSAUKEE PARK, SECTION 11, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

		* Factors *		LOT 31 & 1/4 OF LOT 32		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A40'@1800/	50.00	140.00	0.9457	1.0000	1800 100	85,117
50 Actual Front Feet, 0.16 Total Acres					Total Est. Land Value =	85,117

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Wood Frame	29.97	48 71	1,022
Total Estimated Land Improvements True Cash Value =			1,022

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1945

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 872 SF Floor Area = 872 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	872		
Total:				98,204	58,922

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Porches

CGEP (1 Story)	160	8,840	5,304

Water/Sewer

Public Sewer	1	1,152	691
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,607	964

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	114,135	68,480

Notes:

Parcel Number: 009-470-031-00

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ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 84,230

2026 Est. T.C.V. 009-470-031-00	=	170,369
Est. TCV/Total Floor Area = 195.38		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
85,000 85,000 85,000	29,745	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 200 0	0	803 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
85,200 85,200 85,200	30,548	30,548 0

009-470-032-00	2026 Est. T.C.V.	VARGO JUDY K
Property Class: 401		7476 W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

THE SOUTH 30 FEET OF LOT 32 AND ENTIRE LOTS 33 AND 34, ORIGINAL PLAT OF MISSAUKEE PARK, SECTION 11, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN.

2014 TRANSFER 10' FORMERLY SEC 11 T22N R8W LOTS 32, 33 & 34 MISSAUKEE PARK ORIG PLAT. ,L222P9

2014 ORIGINAL DESCRIPTIONS PARCEL IDJ 009-470-0JL-00: LOT 31, ORIGINAL PLAT OF MISSAUKEE PARK, SECTION 1 1, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN.

PARCEL ID 009-470-032-00: LOTS 32, 33, AND 34, ORIGINAL PLAT OF MISSAUKEE PARK, SECTION 1 1, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN. REVISED DESCRIPTIONS

TRANSFER PARCEL: THE NORTH 10 FEET OF LOT 32, ORIGINAL PLAT OF MISSAUKEE PARK, SECTION 11, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN.

NEW LOT 31 PARCEL: LOT 31 AND THE NORTH 10 FEET OF LOT 32, ORIGINAL PLAT OF MISSAUKEE PARK, SECTION 11, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN. NEW LOTS 32-34 DESCRIPTION: THE SOUTH 30 FEET OF LOT 32 AND ENTIRE LOTS 33 AND 34, ORIGINAL PLAT OF MISSAUKEE PARK, SECTION 11, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

		* Factors *		LOTS 33 AND 34 & PRT OF32			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A40'@1800/	60.00	140.00	0.7765	1.0000	1800	100	LOT 34 83,867
C40'@500/FF	50.00	140.00	0.7765	1.0000	500	100	LOT 33 & 3/4 OF LOT 32 19,414
110 Actual Front Feet, 0.35 Total Acres					Total Est. Land Value =		103,281

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	140	0	0
D/W/P: Asphalt Paving	2.89	840	0	0
Fencing: Wire Mesh, #9	3.73	680	0	0
Wood Frame	33.62	48	50	807
Metal Prefab	12.52	336	50	2,103

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,860

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1958

(11) Heating System: Forced Hot Water
Ground Area = 1008 SF Floor Area = 1008 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,008		
Total:				126,959	76,175

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Porches

WGEP (1 Story)	153	12,216	7,330

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	672	23,910	14,346
Common Wall: 1 Wall	1	-2,421	-1,453

Parcel Number: 009-470-032-00

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Class: CD Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	241	14,494	8,696
Common Wall: 1.5 Wall	1	-3,628	-2,177

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 100 Feet	1	5,415	3,249

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Wood Stove	1	2,107	1,264

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:		183,434	110,059

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 135,373

2026 Est. T.C.V. 009-470-032-00 = 242,514

Est. TCV/Total Floor Area = 240.59, Most recent sale 10/08/2019 for 130,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
124,600	124,600	124,600	55,957	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,300	0	1,510	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
121,300	121,300	121,300	57,467	57,467	57,467

009-470-035-00	2026 Est. T.C.V.	THOMPSON NANCY R
Property Class: 401		7450 W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 35, 36 & 37 MISSAUKEE PARK ORIG PLAT. , L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
* Factors * LOTS 35, 36 & 37

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.00	140.00	0.7598	1.0000	1800	100	LOT 35	54,708
C40'@500/FF	40.00	140.00	0.7598	1.0000	500	100		15,197
C40'@500/FF	40.00	140.00	0.7598	1.0000	500	100		15,197
120 Actual Front Feet, 0.39 Total Acres								
Total Est. Land Value =								85,102

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	121	0	0
D/W/P: 4in Concrete	6.96	600	0	0
Wood Frame	33.99	70	50	1,189
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,139

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1946

(11) Heating System: Forced Air w/ Ducts
Ground Area = 936 SF Floor Area = 1090 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	616		
1 Story	Siding	Slab	320		
Total:				166,418	99,841

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853
3 Fixture Bath	1	4,478	2,687

Deck

Treated Wood	140	3,160	1,896
Treated Wood	232	4,406	2,644
Treated Wood	20	896	538

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	528	22,551	13,531
Common Wall: 1 Wall	1	-2,589	-1,553

Water/Sewer

Public Sewer	1	1,465	879
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Exterior 1 Story	1	6,387	3,832

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 214,651 128,782

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 158,402

Parcel Number: 009-470-035-00

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2026 Est. T.C.V. 009-470-035-00	=	245,643
Est. TCV/Total Floor Area = 225.36		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
126,500 126,500 126,500	48,049	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 -3,700 0	0	1,297 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
122,800 122,800 122,800	49,346	49,346 49,346

009-470-038-00	2026 Est. T.C.V.	BROWN DARREN R & TRACY L
Property Class: 401		1840 S SWEETBRIAR AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 38 & 39 MISSAUKEE PARK ORIG PLAT. ,L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
* Factors * LOTS 38 & 39

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.00	140.00	0.8409	1.0000	1800	100		60,545
C40'@500/FF	40.00	140.00	0.8409	1.0000	500	100		16,818
80 Actual Front Feet, 0.26 Total Acres								
Total Est. Land Value =								77,362

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.86	120	50	1,491
Total Estimated Land Improvements True Cash Value =				1,491

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1955

(11) Heating System: Wall/Floor Furnace

Ground Area = 572 SF Floor Area = 572 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	572		
Total:				71,243	46,307

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Porches

CGEP (1 Story)	88	6,567	4,269
CGEP (1 Story)	260	13,996	9,097

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 100 Feet	1	5,415	3,520

Built-Ins

Appliance Allow.	1	1,897	1,233

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 101,603 66,041

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 81,231

2026 Est. T.C.V. 009-470-038-00 = 160,084

Est. TCV/Total Floor Area = 279.87, Most recent sale 07/01/2001 for 85,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
82,000	82,000	82,000	31,337	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,000	0	0	846	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
80,000	80,000	80,000	32,183	32,183	0

009-470-040-00	2026 Est. T.C.V.	WILDES STEPHEN G
Property Class: 401		S SWEETBRIAR AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 40 MISSAUKEE PARK ORIG PLAT. ,L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.00	140.00	1.0000	1.0000	1800	100		72,000
40 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1967

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	672	24,004	16,803

Totals:	24,004	16,803

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 20,668

2026 Est. T.C.V. 009-470-040-00	=	93,618

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
47,600	47,600	47,600	9,759	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-800	0	263	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
46,800	46,800	46,800	10,022	10,022	0	

009-470-041-00	2026 Est. T.C.V.	HANBURY MICHAEL E & TINA JO
Property Class: 401		1825 S SWEETBRIAR AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 41 & N 1/2 OF LOT 42 MISSAUKEE PARK ORIG PLAT. ,L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	60.00	140.00	0.9036	1.0000	1800	100		97,589
60 Actual Front Feet,	0.19	Total Acres			Total Est.		Land Value =	97,589

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	240	0	0
D/W/P: Patio Blocks	15.58	36	0	0
Wood Frame	32.26	80	50	1,290
Wood Frame	27.96	120	50	1,677

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements				True Cash Value = 3,917

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1972

(11) Heating System: Forced Heat & Cool

Ground Area = 928 SF Floor Area = 1344 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	832		
1 Story	Siding	Crawl Space	96		
		Total:		170,804	111,021

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911
2 Fixture Bath	1	2,996	1,947

Deck

Treated Wood	420	6,493	4,220
Treated Wood	80	2,182	1,418

Balcony

Wood Balcony	40	1,747	1,136

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	576	26,340	17,121

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	229,219	148,990

Notes:

Parcel Number: 009-470-041-00

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ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 183,258

2026 Est. T.C.V. 009-470-041-00	=	284,764
Est. TCV/Total Floor Area = 211.88, Most recent sale 09/23/2022 for 300,000		
2025 Assessed	MBOR	S.E.V.
143,900	143,900	143,900
		Base for Cap
		IRM
		103,058
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	-1,500	0
		Tax Adjustment
		2,782
2026 Assessed	MBOR	S.E.V.
142,400	142,400	142,400
		Capped
		->Taxable<-
		105,840
		PRE/MBT
		105,840

009-470-042-00	2026 Est. T.C.V.	TRAVIS KIM D & SANDRA K
Property Class: 401		1845 S SWEETBRIAR AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 11 T22N R8W S 1/2 OF LOT 42 & LOT 43 MISSAUKEE PARK ORIG PLAT. , L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	60.00	140.00	0.9036	1.0000	1800	100		97,589
60 Actual Front Feet,	0.19	Total Acres			Total Est.		Land Value =	97,589

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	240	0	0
D/W/P: 3.5 Concrete	6.16	80	0	0
Wood Frame	34.86	36	50	627

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements				1,577

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1954

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 632 SF Floor Area = 632 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	552		
1 Story	Siding	Crawl Space	80		
		Total:		81,899	53,233

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Porches

CSEP (1 Story)	90	4,236	2,753

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	420	15,322	9,959

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 109,183 70,967

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 87,289

2026 Est. T.C.V. 009-470-042-00 = 186,455

Est. TCV/Total Floor Area = 295.02, Most recent sale 11/30/2018 for 83,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
93,700	93,700	93,700	41,367	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	-500	0	0	1,116	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
93,200	93,200	93,200	42,483	42,483	0	

009-470-044-00	2026 Est. T.C.V.	DREUTH KEVIN T & KRIN M
Property Class: 401		1865 S SWEETBRIAR AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 44 & 45 MISSAUKEE PARK ORIG PLAT. ,L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
* Factors * 2 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.00	140.00	0.8409	1.0000	1800	100		60,545
C40'@500/FF	40.00	140.00	0.8409	1.0000	500	100		16,818
80 Actual Front Feet, 0.26 Total Acres								
Total Est. Land Value =								77,362

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	1000	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family LOG Cls CD Blt 1948

(11) Heating System: Wall/Floor Furnace
Ground Area = 1207 SF Floor Area = 1207 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Slab	864		
1 Story	Siding	Slab	343		
Total:				144,554	93,960

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Porches

CGEP (1 Story)	132	8,741	5,682

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Door Opener	2	1,054	685
Base Cost	1295	45,105	29,318

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 100 Feet	1	5,415	3,520

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Exterior 1 Story	1	5,597	3,638

Local Cost Items

SANITARY SEWER	1	0	0	*90% Good

Totals:	214,848	139,651

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 171,771

2026 Est. T.C.V. 009-470-044-00 = 251,033

Est. TCV/Total Floor Area = 207.98, Most recent sale 07/22/2005 for 119,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
128,100	128,100	128,100	52,599	2.70

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-470-044-00

Page: 2

0	-2,600	0	0	1,420	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
125,500	125,500	125,500	54,019	54,019	54,019

009-470-046-00	2026 Est. T.C.V.	FOX SANDRA M TRUST
Property Class: 401		7390 W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 46 & 47 MISSAUKEE PARK ORIG PLAT. ,L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
* Factors * LOT 46 & 47

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.00	140.00	0.8409	1.0000	1800	100		60,545
C40'@500/FF	40.00	140.00	0.8409	1.0000	500	100		16,818
80 Actual Front Feet, 0.26 Total Acres								
Total Est. Land Value =								77,362

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.51	308	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1969

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1048 SF Floor Area = 1048 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	891		
1 Story	Siding	Crawl Space	157		
			Total:	144,779	94,107

Other Additions/Adjustments

Exterior				
Brick Veneer	56	927	603	
Plumbing				
Average Fixture(s)	1	1,422	924	
Porches				
CCP (1 Story)	32	1,103	717	
CGEP (1 Story)	112	8,792	5,715	
Garages				
Class: C Exterior: Pole (Unfinished)				
Base Cost	308	10,580	6,877	
Water/Sewer				
Public Sewer	1	1,465	952	
Water Well, 50 Feet	1	3,344	2,174	
Built-Ins				
Appliance Allow.	1	2,713	1,763	
Fireplaces				
Direct-Vented Gas	1	2,963	1,926	
Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Totals:		178,088	115,758	

Notes: 2015 METAL ROOF

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 142,382

2026 Est. T.C.V. 009-470-046-00 = 220,714
Est. TCV/Total Floor Area = 210.60, Most recent sale 09/01/2000 for 58,000

Parcel Number: 009-470-046-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	112,500	112,500	112,500	48,775	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-2,100	0	0	1,316	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	110,400	110,400	110,400	50,091	50,091	0

009-470-048-00	2026 Est. T.C.V.	BOUZA LARRY A & BONNIE S
Property Class: 401		1866 S WILDROSE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 11 T22N R8W LOT 48 MISSAUKEE PARK ORIG PLAT. ,L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.00	140.00	1.0000	1.0000	1800	100		72,000
40 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	750	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1950

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1008 SF Floor Area = 1008 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,008		
			Total:	119,460	71,675

Other Additions/Adjustments

Plumbing

Average Fixture(s)			
1	1,185	711	

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost			
336	13,282	7,969	

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.			
1	1,897	1,138	

Local Cost Items

SANITARY SEWER				
1	0	0	*94% Good	

Totals: 140,468 84,279

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 103,663

2026 Est. T.C.V. 009-470-048-00 = 176,613

Est. TCV/Total Floor Area = 175.21, Most recent sale 05/01/1995 for 32,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
88,700	88,700	88,700	36,195	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-400	0	977	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
88,300	88,300	88,300	37,172	37,172	0	

009-470-049-00	2026 Est. T.C.V.	STARTSMANN DANIEL B III TRUSTEE &
Property Class: 401		1810 S WILDROSE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 49 & 50 MISSAUKEE PARK ORIG PLAT. ,L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.00	140.00	0.8409	1.0000	1800	100		60,545
A40'@1800/	40.00	140.00	0.8409	1.0000	1800	100		60,545
80 Actual Front Feet, 0.26 Total Acres								
Total Est. Land Value =								121,089

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	373	94	2,570
D/W/P: Crushed Rock	2.18	700	94	1,434
Metal Prefab	21.14	35	71	525
Total Estimated Land Improvements True Cash Value =				4,529

Cost Est. for Res. Bldg: 1 Single Family 1+S Cls CD Blt 1967

(11) Heating System: Space Heater

Ground Area = 739 SF Floor Area = 739 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Crawl Space	739		
Total:				96,551	67,585

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	829

Water/Sewer

Public Sewer	1	1,300	910
Water Well, 100 Feet	1	5,415	3,790

Built-Ins

Appliance Allow.	1	1,897	1,328

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 106,348 74,442

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 91,564

2026 Est. T.C.V. 009-470-049-00 = 217,182

Est. TCV/Total Floor Area = 293.89

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
108,900	108,900	108,900	33,717	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-300	0	910	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
108,600	108,600	108,600	34,627	34,627	0	

009-470-051-00	2026 Est. T.C.V.	STEPHAN EDWARD D
Property Class: 402		S WILDROSE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W E 40 FT OF LOT 51 MISSAUKEE PARK ORIG PLAT. , L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
 * Factors * PRT OF LOT 51

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.00	60.00	1.0000	0.8091	1800	50	1/2 OF LOT 51	29,128
40 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	29,128

2026 Est. T.C.V. 009-470-051-00 = 29,128

Est. TCV/Total Floor Area = 39.42

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
14,600	14,600	14,600	1,351	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	36	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,600	14,600	14,600	1,387	1,387	1,387	

009-470-051-50	2026 Est. T.C.V.	MASLAN G & STAPLETON L & JANET S
Property Class: 401		1815 S WILDROSE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 11 T22N R8W S 50 FT OF LOT 14 MISSAUKEE PARK ORIG PLAT & WEST 1/2 OF LOT 51
 MISSAUKEE PARK ORIG PLAT
 2011 ROLL COMBINE 014-50 WITH 51-50 ,L222P9

2011 ROLL COMBINE 470-014-50 WITH 051-50

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

50' LOT 14 & W 1/2 51

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.00	60.00	0.8165	0.8091	1800	100		47,566
A40'@1800/	50.00	40.00	0.8165	0.7311	1800	100		53,725
90 Actual Front Feet, 0.10 Total Acres								Total Est. Land Value = 101,291

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	110	77	557
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,507

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 1956

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 939 SF Floor Area = 1174 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	939		
Total:				163,220	106,093

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Balcony

Wood Balcony	40	1,747	1,136

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	462	20,619	13,402
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	207	10,197	6,628

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Direct-Vented Gas	1	2,963	1,926

Local Cost Items

SANITARY SEWER	1	0	0	*90% Good

Totals: 214,558 139,462

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 171,538

Parcel Number: 009-470-051-50

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2026 Est. T.C.V. 009-470-051-50	=	274,336
Est. TCV/Total Floor Area = 233.68		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
138,700 138,700 138,700	47,711	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 -1,500 0	0	1,288 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
137,200 137,200 137,200	48,999	48,999 0

009-470-052-00	2026 Est. T.C.V.	WEISS PHILLIP E
Property Class: 401		1865 S WILDROSE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 52, 53 & 54 EXC E 50 FT THOF MISSAUKEE PARK ORIG PLAT.
L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
* Factors * W 1/2 OF 3 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.00	90.00	0.7598	0.8954	1800	100		48,987
C40'@500/FF	40.00	90.00	0.7598	0.8954	500	100		13,608
C40'@500/FF	40.00	90.00	0.7598	0.8954	500	100		13,608
120 Actual Front Feet, 0.25 Total Acres								Total Est. Land Value = 76,202

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	15.53	100	46	714
Total Estimated Land Improvements True Cash Value =				714

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1962

(11) Heating System: Wall/Floor Furnace
Ground Area = 816 SF Floor Area = 816 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	816		
Total:				97,362	58,418

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 480 16,805 10,083

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Interior 1 Story	1	4,610	2,766

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 126,503 75,902

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 93,359

2026 Est. T.C.V. 009-470-052-00 = 170,275

Est. TCV/Total Floor Area = 208.67

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
88,400	88,400	88,400	38,562	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-3,300	0	0	1,041	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
85,100	85,100	85,100	39,603	39,603	0

009-470-052-50	2026 Est. T.C.V.	POPPE DONALD L JR & BONNIE (LE)
Property Class: 401		MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 11 T22N R8W E 50 FT OF LOTS 52, 53 & 54 MISSAUKEE PARK ORIG PLAT.
L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	50.00	120.00	0.9457	0.9622	1800	100		81,899
50 Actual Front Feet, 0.14 Total Acres					Total Est.		Land Value =	81,899

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 0

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Carports					
Aluminum			216	2,845	2,560
Totals:				2,845	2,560

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 3,149

2026 Est. T.C.V. 009-470-052-50	=	85,048
Est. TCV/Total Floor Area = 0.00		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
42,600 42,600 42,600	4,732	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 -100 0	0	127 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
42,500 42,500 42,500	4,859	4,859 0

009-470-055-00	2026 Est. T.C.V.	RADEMACHER ROGER J & JUDITH E
Property Class: 401		7314 W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 55 & 56 MISSAUKEE PARK ORIG PLAT. ,L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
* Factors * 2 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.00	140.00	0.8409	1.0000	1800	100		60,545
C40'@500/FF	40.00	140.00	0.8409	1.0000	500	100		16,818
80 Actual Front Feet, 0.26 Total Acres								
Total Est. Land Value =								77,362

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	450	0	0
Metal Prefab	20.63	80	50	825

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				2,725

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1972

(11) Heating System: Forced Air w/ Ducts
Ground Area = 960 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	816		
1 Story	Siding	Piers	144		
Total:				133,609	86,846

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Porches

WGEP (1 Story)	144	12,898	8,384
Foundation: Shallow	144	-1,080	-702

Deck

Treated Wood	456	6,849	4,452

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	21,479	13,961

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Carports

Fiberglass	312	4,337	2,819

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	195,813	127,278

Notes:

Parcel Number: 009-470-055-00

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ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 156,552

2026 Est. T.C.V. 009-470-055-00	=	236,639
Est. TCV/Total Floor Area = 246.50, Most recent sale 06/10/2022 for 250,000		
2025 Assessed	MBOR	S.E.V.
122,100	122,100	122,100
		90,392
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	-3,800	0
		2,440
2026 Assessed	MBOR	S.E.V.
118,300	118,300	118,300
		92,832
		92,832
		0

009-470-057-00	2026 Est. T.C.V.	SAYEGH RAYMOND G & MARJORIE J
Property Class: 402		S ARBUTUS AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W E 80 FT OF LOT 57 MISSAUKEE PARK ORIG PLAT. , L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.00	80.00	1.0000	0.8694	1800	100		62,600
40 Actual Front Feet, 0.07 Total Acres					Total Est.		Land Value =	62,600

2026 Est. T.C.V. 009-470-057-00 = 62,600

Est. TCV/Total Floor Area = 65.21

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
31,300	31,300	31,300	3,113	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	84	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
31,300	31,300	31,300	3,197	3,197	0	

009-470-057-50	2026 Est. T.C.V.	BECKER GEORGE A & DOUGLAS TRUSTEES
Property Class: 401		S ARBUTUS AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W W 60 FT OF LOT 57 MISSAUKEE PARK ORIG PLAT. , L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.00	60.00	1.0000	0.8091	1800	100		58,256
40 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	58,256

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	648	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 0

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	528	15,476	10,059
Totals:		15,476	10,059

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 12,373

2026 Est. T.C.V. 009-470-057-50	=	72,529
Est. TCV/Total Floor Area = 0.00		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
36,800 36,800 36,800	8,541	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 -500 0	0	230 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
36,300 36,300 36,300	8,771	8,771 0

SCHUT THOMAS & BEVERLY A
7240 W MISSAUKEE BLVD
LAKE CITY, MI 49651

2026 Est. T.C.V. 009-470-060-00 = 167,475
 Est. TCV/Total Floor Area = 185.67, Most recent sale 02/01/2000 for 70,000

Parcel Number: 009-470-060-00

Page: 2

2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM	
	84,300		84,300	84,300	35,277	2.70	
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		-600	0	0	952	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	83,700		83,700	83,700	36,229	36,229	0

009-470-060-50	2026 Est. T.C.V.	SCHUT THOMAS H & BEVERLY A
Property Class: 402		W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W W 40 FT; OF LOTS 60 & 61 MISSAUKEE PARK ORIG PLAT. , L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
 * Factors * W40' LOTS 60&61

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.00	40.00	0.8409	0.7311	1800	100		44,265
C40'@500/FF	40.00	40.00	0.8409	0.7311	500	100		12,296
80 Actual Front Feet, 0.07 Total Acres							Total Est. Land Value =	56,561

2026 Est. T.C.V. 009-470-060-50 = 56,561

Est. TCV/Total Floor Area = 62.71

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
29,500	29,500	29,500	672	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,200	0	18	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
28,300	28,300	28,300	690	690	0

009-470-060-75
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

SCHUT THOMAS & BEVERLY A
W MISSAUKEE BLVD
LAKE CITY, MI 49651

SEC 11 T22N R8W W'LY 90 FT OF LOTS 60 & 61 EXC THE W'LY 40 FT; OF EACH MISSAUKEE
PARK ORIG PLAT.
SPLIT ON 04/30/2019 FROM 009-470-060-00.
,L222P9

Split/Comb. on 04/30/2019 completed 04/30/2019 TIM ;
Parent Parcel(s): 009-470-060-00;
Child Parcel(s): 009-470-060-75;

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	50.00	80.00	0.9457	0.8694	1800	100		74,004
50 Actual Front Feet, 0.09 Total Acres							Total Est. Land Value =	74,004

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	100	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	100	1,000
Total Estimated Land Improvements True Cash Value =				1,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1950

(11) Heating System: Space Heater

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Plumbing

3 Fixture Bath	1	-4,478	-2,911

Porches

WPP	70	2,676	1,739
Foundation: Shallow	70	-733	-476
WPP	25	1,452	944
Foundation: Shallow	25	-414	-269

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	21,479	13,961
Storage Over Garage	288	3,813	2,478

Class: C Exterior: Pole (Finished)

Base Cost	576	20,972	13,632

Local Cost Items

SANITARY SEWER	1	0	0	*90% Good

Totals: 44,767 29,098

Notes: GRG HAS FIN BSM'T

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 35,791

2026 Est. T.C.V. 009-470-060-75 = 110,795

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
56,700	56,700	56,700	16,703	2.70

2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,300	0	0	450	0	

Parcel Number: 009-470-060-75

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	55,400	55,400	55,400	17,153	17,153	0

009-470-062-00	2026 Est. T.C.V.	SHORT ROSEMARY
Property Class: 401		1898 S GOLDENROD AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 62 MISSAUKEE PARK ORIG PLAT. ,L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.00	140.00	1.0000	1.0000	1800	100		72,000
40 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.60	961	0	0
D/W/P: 4in Ren. Conc.	6.60	700	0	0
Metal Prefab	13.12	100	45	590

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements				2,965

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1958

(11) Heating System: Wall/Floor Furnace

Ground Area = 728 SF Floor Area = 728 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	728		
			Total:	82,979	45,637

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Porches

CCP (1 Story)	100	2,480	1,364

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	672	13,924	7,658
Door Opener	2	830	456

Water/Sewer

Public Sewer	1	1,152	634
Water Well, 50 Feet	1	3,344	1,839

Built-Ins

Appliance Allow.	1	1,607	884

Fireplaces

Exterior 1 Story	1	4,873	2,680

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	112,177	61,695

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 75,885

2026 Est. T.C.V. 009-470-062-00 = 150,850

Est. TCV/Total Floor Area = 207.21, Most recent sale 01/10/2025 for 144,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
75,800	75,800	75,800	31,516	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-470-062-00

Page: 2

0	-400	0	0	43,884	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
75,400	75,400	75,400	32,366	75,400	75,400

009-470-063-00	2026 Est. T.C.V.	GEESEMAN LARRY J & ONALEE
Property Class: 402		S GOLDEN ROD AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 63 MISSAUKEE PARK ORIG PLAT. ,L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 50' @\$1500/	40.00	140.00	1.0574	1.0393	1500	100		65,935
40 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	65,935

2026 Est. T.C.V. 009-470-063-00 = 65,935

Est. TCV/Total Floor Area = 90.57

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
22,000	22,000	22,000	2,301	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	11,000	0	62	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,000	33,000	33,000	2,363	2,363	2,363	

009-470-064-00	2026 Est. T.C.V.	GEESEMAN LARRY J & ONALEE
Property Class: 401		1926 S GOLDENROD AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 64, 65, 66 & 67 MISSAUKEE PARK ORIG PLAT. , L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.00	140.00	0.7071	1.0000	1800	100		50,912
C40'@500/FF	40.00	140.00	0.7071	1.0000	500	100		14,142
C40'@500/FF	80.00	140.00	0.7071	1.0000	500	100	2 LOTS SURPLUS	28,284
160 Actual Front Feet, 0.51 Total Acres								
Total Est. Land Value =								93,338

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	240	50	776
D/W/P: 3.5 Concrete	6.16	326	50	1,004
Wood Frame	20.05	432	50	4,331
Total Estimated Land Improvements True Cash Value =				6,111

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1945

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1330 SF Floor Area = 1330 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,330		
Total:				151,947	91,168

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Porches

CCP (1 Story)	80	2,226	1,336

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Common Wall: 1/2 Wall	1	-986	-592
Base Cost	1410	39,833	23,900

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Exterior 1 Story	1	5,597	3,358

Breezeways

Frame Wall	310	18,228	10,937

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good

Totals: 224,571 134,742

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 165,733

2026 Est. T.C.V. 009-470-064-00 = 265,182

Est. TCV/Total Floor Area = 199.38

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-470-064-00

Page: 2

	138,200	138,200	138,200	46,487	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-5,600	0	0	1,255	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	132,600	132,600	132,600	47,742	47,742	47,742

009-470-068-00	2026 Est. T.C.V.	WOODWORTH MICHAEL
Property Class: 401		1956 S GOLDENROD AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 68 MISSAUKEE PARK ORIG PLAT. ,L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	73.00	140.00	0.8604	1.0000	500	100		31,403
73 Actual Front Feet, 0.23 Total Acres								31,403
Total Est. Land Value =								31,403

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	29.29	140	0	0
D/W/P: 4in Concrete	6.05	458	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls D Blt 1975

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 964 SF Floor Area = 1454 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	654		
1 Story	Siding	Crawl Space	310		
Total:				150,038	82,519

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543
2 Fixture Bath	1	2,074	1,141

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	16,451	9,048

Water/Sewer

Public Sewer	1	1,152	634
Water Well, 50 Feet	1	3,344	1,839

Built-Ins

Appliance Allow.	1	1,607	884

Fireplaces

Exterior 1 Story	2	9,747	5,361

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 185,401 101,969

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 125,422

2026 Est. T.C.V. 009-470-068-00 = 157,775

Est. TCV/Total Floor Area = 108.51, Most recent sale 08/23/2013 for 28,100

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
85,100	85,100	85,100	35,169	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-6,200	0	949	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
78,900	78,900	78,900	36,118	36,118	36,118

009-470-069-00	2026 Est. T.C.V.	SHIPPY RICHARD R
Property Class: 401		1955 S ARBUTUS AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 11 T22N R8W LOTS 69 & 70 MISSAUKEE PARK ORIG PLAT. ,L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.00	140.00	0.8077	1.0000	1800	100		58,152
C40'@500/FF	54.00	140.00	0.8077	1.0000	500	100		21,807
94 Actual Front Feet, 0.30 Total Acres								
Total Est. Land Value =								79,959

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1974

(11) Heating System: Wall/Floor Furnace
 Ground Area = 360 SF Floor Area = 360 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	360		
Total:				46,688	30,347

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Local Cost Items

SANITARY SEWER	1	0	0	*90% Good

Totals: 54,414 35,369

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 43,504

2026 Est. T.C.V. 009-470-069-00 = 124,433

Est. TCV/Total Floor Area = 345.65

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
64,400	64,400	64,400	19,804	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,200	0	0	534	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
62,200	62,200	62,200	20,338	20,338	0	

009-470-071-00	2026 Est. T.C.V.	BODE RICHARD J & BONNIE J
Property Class: 402		S ARBUTUS AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 71, 72 & S 1/2 OF LOT 73 MISSAUKEE PARK ORIG PLAT.
L222P9

COMBINE LOT 72

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.00	140.00	0.7953	1.0000	1800	100		57,259
C40'@500/FF	60.00	140.00	0.7953	1.0000	500	100		23,858
100 Actual Front Feet, 0.32 Total Acres								Total Est. Land Value = 81,118

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.76	99	50	1,275
Wood Frame	24.86	120	50	1,491
Total Estimated Land Improvements True Cash Value =				2,766

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 2002

(11) Heating System: Wall Furnace

Ground Area = 1533 SF Floor Area = 1533 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1216		
Addition	Siding	Crawl	317		
Total:				120,047	66,025

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	184	2,267	1,247

Plumbing

Average Fixture(s)	1	1,293	711
3 Fixture Bath	1	3,780	2,079

Porches

WGEP (1 Story)	317	20,317	11,174
Foundation: Shallow	317	-1,702	-936

Deck

Treated Wood	121	3,029	1,666
Treated Wood	99	2,604	1,432
Treated Wood w/Roof (Deck Portion)	133	3,236	1,780
Treated Wood w/Roof (Roof portion)	133	3,095	1,702

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	480	27,307	15,019
Door Opener	1	659	362

Water/Sewer

Public Sewer	1	1,877	1,032
Water Well, 50 Feet	1	3,351	1,843

Built-Ins

Appliance Allow.	1	3,899	2,144

Local Cost Items

SANITARY SEWER	1	0	0	*68% Good

Totals:	195,059	107,280

Notes: 2002 SCHULT MH

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 0.940 => TCV: 100,843

2026 Est. T.C.V. 009-470-071-00 = 184,727
 Est. TCV/Total Floor Area = 120.50, Most recent sale 04/01/1999 for 18,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
85,000	85,000	85,000	29,628	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,400	0	0	799	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
92,400	92,400	92,400	30,427	30,427	0	

009-470-073-00	2026 Est. T.C.V.	GEERS CURTIS & AUDREY
Property Class: 401		1905 S ARBUTUS AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 11 T22N R8W N 1/2 OF LOT 73 & ENT LOT 74 MISSAUKEE PARK ORIG PLAT.
L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.00	140.00	0.9036	1.0000	1800	100		65,059
C40'@500/FF	20.00	140.00	0.9036	1.0000	500	100		9,036
60 Actual Front Feet, 0.19 Total Acres								
Total Est. Land Value =								74,095

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 2003

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1352 SF Floor Area = 1352 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,352		
			Total:	181,702	145,360

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Deck

Treated Wood	277	4,944	3,955

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	624	25,272	20,218
Door Opener	1	527	422

Water/Sewer

Public Sewer	1	1,465	1,172
Water Well, 50 Feet	1	3,344	2,675

Built-Ins

Appliance Allow.	1	2,713	2,170

Porches

WPP	15	779	623

Local Cost Items

SANITARY SEWER	1	0	0	*86% Good

Totals: 226,646 181,315

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 0.990 => TCV: 179,502

2026 Est. T.C.V. 009-470-073-00 = 253,597

Est. TCV/Total Floor Area = 187.57, Most recent sale 01/17/2025 for 276,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
124,800	124,800	124,800	36,640	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,000	0	0	90,160	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
126,800	126,800	126,800	37,629	126,800	0

009-470-075-00	2026 Est. T.C.V.	BALCER MARTIN F & LORI L
Property Class: 401		7279 W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 75 MISSAUKEE PARK ORIG PLAT. ,L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.00	140.00	1.0000	1.0000	1800	100		72,000
40 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1976

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1200 SF Floor Area = 1200 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,200		
			Total:	165,501	107,576

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770
2 Fixture Bath	1	2,502	1,626

Porches

WPP	47	1,916	1,245
WPP	316	4,977	3,235

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	480	16,805	10,923

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 199,427 129,627

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 159,441

2026 Est. T.C.V. 009-470-075-00 = 232,381

Est. TCV/Total Floor Area = 193.65

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
116,000	116,000	116,000	46,464	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	1,254	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
116,200	116,200	116,200	47,718	47,718	47,718

009-470-076-00	2026 Est. T.C.V.	SYCAMORE HILL TRUST NO 1 & 2
Property Class: 401		1916 S ARBUTUS AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 76, 77, & 78 MISSAUKEE PARK ORIG PLAT. , L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
* Factors * 3 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.00	140.00	0.7598	1.0000	1800	100		54,708
C40'@500/FF	40.00	140.00	0.7598	1.0000	500	100		15,197
C40'@500/FF	40.00	140.00	0.7598	1.0000	500	100		15,197
120 Actual Front Feet, 0.39 Total Acres					Total Est. Land Value =			85,102

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	35.63	123	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 2004

(11) Heating System: Warm & Cool Air
Ground Area = 1216 SF Floor Area = 1216 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1216		
			Total:	98,525	54,188

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	192	2,365	1,301

Plumbing

Average Fixture(s)	1	1,293	711
2 Fixture Bath	1	2,522	1,387

Porches

WCP (1 Story)	165	7,968	4,382

Deck

Treated Wood	120	3,010	1,655

Water/Sewer

Public Sewer	1	1,877	1,032
Water Well, 50 Feet	1	3,351	1,843

Built-Ins

Appliance Allow.	1	3,899	2,144

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good

Totals: 124,810 68,643

Notes: 2004 REDMAN MH

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 0.940 => TCV: 64,524

2026 Est. T.C.V. 009-470-076-00 = 150,596

Est. TCV/Total Floor Area = 123.85, Most recent sale 07/14/2023 for 70,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
71,700	71,700	71,700	30,114	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,600	0	813	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

75,300

75,300

75,300

30,927

30,927

0

009-470-083-00	2026 Est. T.C.V.	MARKS MICHAEL & SARAH TRUST
Property Class: 401		1956 S ARBUTUS AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOTS 81, 82 & 83. MISSAUKEE PARK ORIG PLAT & COMBINED 2011 ROLL - SEC 11 T22N
R8W LOTS 79 & 80 MISSAUKEE PARK ORIG PLAT ,L222P9

2010 COMBINED 79 WITH
009-470-083-00

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
* Factors * 5 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.00	140.00	0.6687	1.0000	1800	100		48,149
C40'@500/FF	40.00	140.00	0.6687	1.0000	500	100		13,375
C40'@500/FF	120.00	140.00	0.6687	1.0000	500	100	3 LOTS SURPLUS	40,124
200 Actual Front Feet, 0.64 Total Acres Total Est. Land Value =								101,649

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	975	50	3,573
Wood Frame	21.91	200	50	2,191
Total Estimated Land Improvements True Cash Value =				5,764

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1994

(11) Heating System: Forced Heat & Cool
Ground Area = 1344 SF Floor Area = 1344 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,344		
			Total:	163,007	114,105

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	829
3 Fixture Bath	1	3,721	2,605

Porches

WCP (1 Story)	210	7,854	5,498

Deck

Treated Wood	64	1,908	1,507	*79% Good
Treated Wood	64	1,908	1,507	*79% Good
Treated Wood w/Roof (Deck Portion)	192	3,792	3,451	*91% Good
Treated Wood w/Roof (Roof portion)	192	2,903	2,642	

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Door Opener	1	468	328
Base Cost	1152	36,184	25,329

Water/Sewer

Public Sewer	1	1,300	910
Water Well, 100 Feet	1	5,415	3,790

Built-Ins

Appliance Allow.	1	1,897	1,328

Fireplaces

Wood Stove	1	2,107	1,475

Local Cost Items

SANITARY SEWER	1	0	0	*74% Good

Totals:	233,649	165,304

Parcel Number: 009-470-083-00

Page: 2

Notes:

 ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.140 => TCV: 188,447

2026 Est. T.C.V. 009-470-083-00	=	295,860
Est. TCV/Total Floor Area = 220.13		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
138,700 138,700 138,700	48,977	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 9,200 0	0	1,322 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
147,900 147,900 147,900	50,299	50,299 50,299

009-470-084-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

VAILLANCOURT MICHAEL B &
1955 S WILDROSE AVE
LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 84, 85 & 86 MISSAUKEE PARK ORIG PLAT. , L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
* Factors * 3 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.00	140.00	0.7536	1.0000	1800	100		54,262
C40'@500/FF	40.00	140.00	0.7536	1.0000	500	100		15,073
C40'@500/FF	44.00	141.00	0.7536	1.0018	500	100		16,609
124 Actual Front Feet, 0.40 Total Acres Total Est. Land Value =								85,944

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl, 2 Rail	17.83	20	0	0
D/W/P: Asphalt Paving	3.10	810	50	1,255
D/W/P: 4in Ren. Conc.	8.17	762	50	3,113
D/W/P: 3.5 Concrete	6.58	81	50	266
D/W/P: Patio Blocks	15.58	44	50	343
Wood Frame	27.96	120	50	1,677
Total Estimated Land Improvements True Cash Value =				6,654

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C 5 Blt 1999

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1352 SF Floor Area = 1352 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,352		
			Total:	217,821	163,361

Other Additions/Adjustments

Recreation Room	100	1,897	1,423

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Porches

WCP (1 Story)	192	8,262	6,196
WPP	12	623	467

Deck

Treated Wood	96	2,414	1,810
Treated Wood	56	1,813	1,360

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	3	1,581	1,186
Base Cost	1056	24,974	18,730

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 50 Feet	1	3,344	2,508

Built-Ins

Appliance Allow.	1	2,713	2,035

Local Cost Items

SANITARY SEWER	1	0	0	*80% Good

Totals: 272,807 204,599

Notes: MODULAR

Parcel Number: 009-470-084-00

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 ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.140 => TCV: 233,243

2026 Est. T.C.V. 009-470-084-00 = 325,841
 Est. TCV/Total Floor Area = 241.01, Most recent sale 10/01/1997 for 42,000
 2025 Assessed MBOR S.E.V. Base for Cap IRM
 146,300 146,300 146,300 66,105 2.70
 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses
 0 16,600 0 0 1,784 0
 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
 162,900 162,900 162,900 67,889 67,889 67,889

009-470-087-00	2026 Est. T.C.V.	DOEDERLEIN RONALD F & LINDA L, TTEES
Property Class: 401		1935 S WILDROSE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 11 T22N R8W LOTS 87, 88 & 89. MISSAUKEE PARK ORIG PLAT. , L222P9

03 SPLIT LOT 90 W/CABIN FOR 04

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.00	140.00	0.7598	1.0000	1800	100		54,708
C40'@500/FF	40.00	140.00	0.7598	1.0000	500	100		15,197
C40'@500/FF	40.00	140.00	0.7598	1.0000	500	100		15,197
120 Actual Front Feet, 0.39 Total Acres								85,102

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	1500	50	5,220
Wood Frame	27.46	132	50	1,812
Wood Frame	24.62	200	50	2,462

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				10,444

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C Blt 2004

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 2052 SF Floor Area = 2052 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,052		
Total:				296,932	237,544

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Deck

Treated Wood w/Roof (Deck Portion)	32	1,353	1,082
Treated Wood w/Roof (Roof portion)	32	681	545
Treated Wood w/Roof (Deck Portion)	260	4,742	3,794
Treated Wood w/Roof (Roof portion)	260	4,074	3,259

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	440	17,794	14,235

Water/Sewer

Public Sewer	1	1,465	1,172
Water Well, 100 Feet	1	5,734	4,587

Built-Ins

Appliance Allow.	1	2,713	2,170

Local Cost Items

SANITARY SEWER	1	0	0

Totals: 341,388 273,108

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.140 => TCV: 311,343

2026 Est. T.C.V. 009-470-087-00

= 406,889

Parcel Number: 009-470-087-00

Page: 2

Est. TCV/Total Floor Area = 198.29

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
180,100	180,100	180,100	76,660	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	23,300	0	0	2,069	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
203,400	203,400	203,400	78,729	78,729	78,729	

009-470-090-00	2026 Est. T.C.V.	DOEDERLEIN JILL M
Property Class: 401		1915 S WILDROSE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

LOT 90. MISSAUKEE PARK ORIG PLAT. , L222P9

03 SPLIT FROM 087-00 FOR 04

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.00	140.00	1.0000	1.0000	1800	100		72,000
40 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.43	112	50	1,256
Total Estimated Land Improvements				1,256
True Cash Value =				1,256

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1948

(11) Heating System: Wall/Floor Furnace

Ground Area = 526 SF Floor Area = 526 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	526		
			Total:	63,384	38,030

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Porches

CGEP (1 Story)	48	3,856	2,314

Water/Sewer

Public Sewer	1	1,152	691
Water Well, 100 Feet	1	5,150	3,090

Built-Ins

Appliance Allow.	1	1,607	964

Local Cost Items

SANITARY SEWER	1	0	0	*93% Good

Totals: 76,137 45,682

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 56,189

2026 Est. T.C.V. 009-470-090-00 = 129,445

Est. TCV/Total Floor Area = 246.09

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
65,100	65,100	65,100	15,063	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-400	0	406	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
64,700	64,700	64,700	15,469	15,469	15,469	

009-470-091-00	2026 Est. T.C.V.	VULPETTI JACK C TRUST
Property Class: 401		7361 W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Lot 91, Plat of Missaukee Park original. Being a part of Section 11 , Town 22 North, Range 8 West. Subject to all building, easement and other restrictions of record.

. SEC 11 T22N R8W LOT 91 MISSAUKEE PARK ORIG PLAT. ,L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.00	140.00	1.0000	1.0000	1800	100		72,000
40 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C -5 Blt 1959

(11) Heating System: Forced Air w/ Ducts
Ground Area = 720 SF Floor Area = 1080 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	720			*71% Good
			Total:	128,080	90,937	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,010

Porches

CGEP (1 Story)	265	16,006	11,364
Foundation: Shallow	265	-1,508	-1,071

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	672	26,665	18,932
Storage Over Garage	448	5,932	4,212
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	2	1,054	748

Water/Sewer

Public Sewer	1	1,465	1,040
Water Well, 50 Feet	1	3,344	2,374

Built-Ins

Appliance Allow.	1	2,713	1,926

Local Cost Items

SANITARY SEWER	1	0	0	*89% Good

Totals: 182,584 129,789

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 159,640

2026 Est. T.C.V. 009-470-091-00 = 234,140

Est. TCV/Total Floor Area = 216.80, Most recent sale 06/01/1996 for 34,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-470-091-00

Page: 2

	118,100	118,100	118,100	43,641	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,000	0	0	1,178	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	117,100	117,100	117,100	44,819	44,819	0

009-470-092-00	2026 Est. T.C.V.	KELLEY BRIAN C
Property Class: 401		1906 S WILDROSE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 92, 93 & 94 MISSAUKEE PARK ORIG PLAT. , L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
* Factors * 3 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.00	140.00	0.7598	1.0000	1800	100		54,708
C40'@500/FF	80.00	140.00	0.7598	1.0000	500	100		30,393
120 Actual Front Feet, 0.39 Total Acres								Total Est. Land Value = 85,102

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1999

(11) Heating System: Forced Air w/ Ducts
Ground Area = 936 SF Floor Area = 1170 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	936		
Total:				150,920	113,188

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	889
3 Fixture Bath	1	3,721	2,791

Porches

WCP (1 Story)	144	6,061	4,546

Garages

Class: CD Exterior: Pole (Unfinished)			
Base Cost	768	17,610	13,207

Water/Sewer

Public Sewer	1	1,300	975
Water Well, 50 Feet	1	3,344	2,508

Built-Ins

Appliance Allow.	1	1,897	1,423

Local Cost Items

SANITARY SEWER	1	0	0	*89% Good

Totals: 186,038 139,527

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 171,618

2026 Est. T.C.V. 009-470-092-00 = 257,670

Est. TCV/Total Floor Area = 220.23

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
131,800	131,800	131,800	69,186	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-3,000	0	1,868	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
128,800	128,800	128,800	71,054	71,054	71,054	

009-470-095-00	2026 Est. T.C.V.	SPEAR DAVID L & MARY J
Property Class: 401		1936 S WILDROSE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 11 T22N R8W LOTS 95 & 96 MISSAUKEE PARK ORIG PLAT. ,L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.00	140.00	0.8409	1.0000	1800	100		60,545
C40'@500/FF	40.00	140.00	0.8409	1.0000	500	100		16,818
80 Actual Front Feet, 0.26 Total Acres								
Total Est. Land Value =								77,362

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	13.12	100	50	656
Wood Frame	22.43	112	50	1,256
Total Estimated Land Improvements True Cash Value =				1,912

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1965

(11) Heating System: Wall Furnace

Ground Area = 500 SF Floor Area = 500 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	500		
			Total:	32,030	11,210

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	120	1,339	469

Deck

Treated Wood w/Roof (Deck Portion)	140	3,023	1,058
Treated Wood w/Roof (Roof portion)	140	2,016	706

Water/Sewer

Public Sewer	1	1,152	403
Water Well, 50 Feet	1	3,344	1,170

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 42,904 15,016

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 0.940 => TCV: 14,115

2026 Est. T.C.V. 009-470-095-00 = 93,389

Est. TCV/Total Floor Area = 186.78

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
46,900	46,900	46,900	13,694	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-200	0	0	369	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
46,700	46,700	46,700	14,063	14,063	0

009-470-097-00	2026 Est. T.C.V.	WALTZ LAWRENCE L
Property Class: 401		1946 S WILDROSE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 97 MISSAUKEE PARK ORIG PLAT. ,L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.00	140.00	1.0000	1.0000	1800	100		72,000
40 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	500	0	0
Wood Frame	27.96	120	50	1,677

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,627

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1975

(11) Heating System: Wall Furnace

Ground Area = 980 SF Floor Area = 980 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	980		
			Total:	47,889	16,762

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	144	1,607	562

Porches

WGEP (1 Story)	192	10,259	3,591
Foundation: Shallow	192	-1,233	-432

Deck

Treated Wood w/Roof (Deck Portion)	160	3,298	1,154
Treated Wood w/Roof (Roof portion)	160	2,261	791
w/Roof (Roof portion)	1152	14,031	4,911

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	480	10,834	3,792

Water/Sewer

Public Sewer	1	1,152	403
Water Well, 100 Feet	1	5,150	1,802

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 95,248 33,336

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 0.940 => TCV: 31,336

2026 Est. T.C.V. 009-470-097-00 = 105,963

Est. TCV/Total Floor Area = 108.13

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
50,100	50,100	50,100	14,204	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	383	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
53,000	53,000	53,000	14,587	14,587	14,587

009-470-098-00	2026 Est. T.C.V.	WALTZ LAWRENCE L
Property Class: 401		1946 S WILDROSE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 98, 99 & 100 MISSAUKEE PARK ORIG PLAT. , L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
* Factors * 3 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.00	140.00	0.7765	1.0000	1800	100		55,911
C40'@500/FF	40.00	140.00	0.7765	1.0000	500	100		15,531
C40'@500/FF	30.00	140.00	0.7765	1.0000	500	100		11,648
110 Actual Front Feet, 0.35 Total Acres Total Est. Land Value =								83,090

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	27.63	128	50	1,768
Total Estimated Land Improvements True Cash Value =				1,768

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2002

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	1280	30,272	22,704

Totals:	30,272	22,704

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 27,926

2026 Est. T.C.V. 009-470-098-00	=	112,784

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
60,000	60,000	60,000	21,228	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-3,600	0	573	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
56,400	56,400	56,400	21,801	21,801	21,801	

009-470-101-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

CHANEY RUSSELL J & LINDA E
1929 S SWEETBRIAR AVE
LAKE CITY, MI 49651

. LOTS 101, 102, & 103 MISSAUKEE PARK ORIGINAL PLAT ,L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
* Factors * 3 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.00	140.00	0.7521	1.0000	1800	100		54,153
C40'@500/FF	40.00	140.00	0.7521	1.0000	500	100		15,042
C40'@500/FF	45.00	140.00	0.7521	1.0000	500	100		16,923
125 Actual Front Feet, 0.40			Total Acres		Total Est.		Land Value =	86,118

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	2152	50	7,489
Wood Frame	28.80	100	50	1,440
Wood Frame	32.26	80	50	1,290
Total Estimated Land Improvements True Cash Value =				10,219

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1996

(11) Heating System: Forced Heat & Cool
Ground Area = 1674 SF Floor Area = 1674 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost	New	Depr.	Cost
1 Story	Siding	Slab	1,418				
1 Story	Siding	Slab	256				
			Total:	218,055			152,639

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Porches

CCP (1 Story)	216	5,929	4,150
CPP	256	4,521	3,165

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	408	18,952	13,266
Common Wall: 1 Wall	1	-2,589	-1,812
Door Opener	1	527	369
Class: C Exterior: Pole (Unfinished)			
Base Cost	2304	54,490	38,143

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Local Cost Items

SANITARY SEWER	1	0	0	*86% Good

Totals: 315,697 220,988

Notes: 2010 ADDITION

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 271,815

2026 Est. T.C.V. 009-470-101-00	=	368,152

Est. TCV/Total Floor Area = 219.92, Most recent sale 04/25/2018 for 100,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM

Parcel Number: 009-470-101-00

Page: 2

189,900	189,900	189,900	111,978	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-5,800	0	0	3,023	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
184,100	184,100	184,100	115,001	115,001	115,001

009-470-104-00	2026 Est. T.C.V.	ROGERS STEVEN J TRUST
Property Class: 401		1919 S SWEETBRIAR AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 11 T22N R8W LOTS 104, 105 & 106 MISSAUKEE PARK ORIG PLAT. ,L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.00	140.00	0.7598	1.0000	1800	100		54,708
C40'@500/FF	40.00	140.00	0.7598	1.0000	500	100		15,197
C40'@500/FF	40.00	140.00	0.7598	1.0000	500	100		15,197
120 Actual Front Feet, 0.39 Total Acres					Total Est. Land Value =			85,102

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	800	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 1994

(11) Heating System: Forced Heat & Cool

Ground Area = 1196 SF Floor Area = 1196 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,196		
			Total:	167,435	125,577

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Deck

Treated Wood	104	2,540	1,905
Treated Wood	130	3,010	2,257

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Door Opener	2	1,054	790
Base Cost	1624	56,564	42,423

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 100 Feet	1	5,734	4,300

Built-Ins

Appliance Allow.	1	2,713	2,035

Local Cost Items

SANITARY SEWER	1	0	0	*85% Good

Totals: 246,415 184,810

Notes: 94' DUTCH

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 0.990 => TCV: 182,962

2026 Est. T.C.V. 009-470-104-00 = 269,964

Est. TCV/Total Floor Area = 225.72, Most recent sale 11/09/2011 for 65,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
135,900	135,900	135,900	56,370	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-900	0	0	1,521	0	

Parcel Number: 009-470-104-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
135,000	135,000	135,000	57,891	57,891	0

009-470-107-00	2026 Est. T.C.V.	CASTOR WARREN JR & JILL
Property Class: 401		7417 W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

E 50 FT OF LOTS 107, 108 & 109. MISSAUKEE PARK ORIGINAL PLAT , L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
* Factors * EAST 50' OF 3 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	50.00	40.00	0.7953	0.7311	1800	100		52,329
C40'@500/FF	50.00	80.00	0.7953	0.8694	500	100		17,286
100 Actual Front Feet, 0.14 Total Acres								
Total Est. Land Value =								69,615

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1940

(11) Heating System: Wall/Floor Furnace
Ground Area = 448 SF Floor Area = 448 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	448		
Total:				57,151	37,148

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Porches

WGEP (1 Story)	200	14,544	9,454

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	352	18,484	12,015

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 97,905 63,639

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 78,275

2026 Est. T.C.V. 009-470-107-00 = 148,840

Est. TCV/Total Floor Area = 332.23, Most recent sale 07/29/2022 for 175,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
76,700	76,700	76,700	44,709	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,300	0	0	1,207	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
74,400	74,400	74,400	45,916	45,916	0

009-470-108-00	2026 Est. T.C.V.	DREUTH KEVIN & KRIN
Property Class: 401		7421 W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 11 T22N R8W W 90 FT OF LOTS 107, 108 & 109. MISSAUKEE PARK ORIG PLAT.
L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
* Factors * W 90' OF 3 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	60.00	120.00	0.8165	0.9622	1800	100		84,848
C40'@500/FF	30.00	120.00	0.8165	0.9622	500	100		11,784
90 Actual Front Feet, 0.25 Total Acres								
Total Est. Land Value =								96,632

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.65	180	71	2,895
Total Estimated Land Improvements True Cash Value =				2,895

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1950

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1084 SF Floor Area = 1084 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,084		
			Total:	127,317	70,023

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	652

Porches

CCP (1 Story)	176	4,528	2,490

Deck

Treated Wood	252	4,536	2,495
w/Roof (Roof portion)	80	1,349	742

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Common Wall: 1 Wall	1	-1,972	-1,085
Base Cost	200	8,798	4,839

Water/Sewer

Public Sewer	1	1,300	715
Water Well, 100 Feet	1	5,415	2,978

Built-Ins

Appliance Allow.	1	1,897	1,043

Local Cost Items

SANITARY SEWER	1	0	0	*86% Good

Totals: 154,353 84,892

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 104,417

2026 Est. T.C.V. 009-470-108-00 = 203,944

Est. TCV/Total Floor Area = 188.14, Most recent sale 09/21/2012 for 24,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
103,800	103,800	103,800	29,648	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,800	0	0	800	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

102,000	102,000	102,000	30,448	30,448	0

009-470-110-00	2026 Est. T.C.V.	SANDOW KIM P & LORI G
Property Class: 401		7451 W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 110-114 INCL MISSAUKEE PARK ORIG PLAT. , L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
* Factors * 5 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.00	140.00	0.6866	1.0000	1800	100		49,434
C40'@500/FF	140.00	160.00	0.6866	1.0339	500	100	4 LOTS/SURPLUS	49,693
180 Actual Front Feet, 0.64 Total Acres								99,127
Total Est. Land Value =								

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.39	160	94	3,517
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				4,467

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls CD Blt 1945

(11) Heating System: Forced Hot Water
Ground Area = 1064 SF Floor Area = 1862 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	1,064		
Total:				201,833	121,099

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711
3 Fixture Bath	1	3,721	2,233

Porches

CGEP (1 Story)	220	12,465	7,479

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	520	20,010	12,006
Common Wall: 1/2 Wall	1	-1,207	-724

Class: CD Exterior: Pole (Unfinished)

Base Cost	1480	31,361	18,817

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Exterior 1 Story	1	5,597	3,358

Breezeways

Frame Wall	64	3,763	2,258

Local Cost Items

SANITARY SEWER	1	0	0	*90% Good

Totals: 285,269 171,161

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 210,528

Parcel Number: 009-470-110-00

Page: 2

2026 Est. T.C.V. 009-470-110-00 = 314,122
 Est. TCV/Total Floor Area = 168.70, Most recent sale 06/26/2009 for 88,400

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
162,700	162,700	162,700	71,184	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-5,600	0	0	1,921	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
157,100	157,100	157,100	73,105	73,105	73,105

009-470-115-00	2026 Est. T.C.V.	THOMAS ROBERT & KARIN (TTEE)
Property Class: 401		1926 S SWEETBRIAR AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 115 & 116 & THE N 10 FT OF LOT 117.MISSAUKEE PARK ORIG
PLAT. ,L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

		* Factors *		LOTS 115 & 116 & N10'		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A40'@1800/	40.00	140.00	0.8165	1.0000	1800 100	58,788
C40'@500/FF	50.00	140.00	0.8165	1.0000	500 100	20,412
90 Actual Front Feet, 0.29 Total Acres					Total Est. Land Value =	79,200

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
D/W/P: Crushed Rock	2.18	550 85	1,019
Total Estimated Land Improvements True Cash Value =			1,019

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1999

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1248 SF Floor Area = 1248 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,248		
			Total:	148,828	119,062

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	948
3 Fixture Bath	1	3,721	2,977

Porches

WPP	502	7,856	6,285

Water/Sewer

Public Sewer	1	1,300	1,040
Water Well, 100 Feet	1	5,415	4,332

Built-Ins

Appliance Allow.	1	1,897	1,518

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 170,202 136,162

Notes: 1999 FAIRMONT

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 0.990 => TCV: 134,800

2026 Est. T.C.V. 009-470-115-00 = 215,019

Est. TCV/Total Floor Area = 172.29, Most recent sale 11/01/1994 for 5,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
106,900	106,900	106,900	40,022	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	1,080	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
107,500	107,500	107,500	41,102	41,102	41,102

009-470-117-00	2026 Est. T.C.V.	THOMAS ROBERT P & KARIN M (TTEE)
Property Class: 401		S SWEETBRIAR AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 117 EXC THE N 10 FT THOF & ENTIRE LOTS 118 & 119. PLAT OF
MISSAUKEE PARK ORIGINAL. ,L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

		* Factors *		LOTS 118,119 & PRT OF 117		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
C40'@500/FF	70.00	140.00	0.8013	1.0000	500 100	28,047
C40'@500/FF	27.00	140.00	0.8013	1.0000	500 100	10,818
97 Actual Front Feet, 0.31 Total Acres					Total Est. Land Value =	38,865

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	575	0	0
Wood Frame	26.29	160	50	2,103
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,053

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2012

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Door Opener	1	527	474
Base Cost	1071	37,303	33,573
Totals:		37,830	34,047

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 41,878

2026 Est. T.C.V. 009-470-117-00	=	83,796
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/13/1995 for 4,000		
2025 Assessed	MBOR	S.E.V.
47,100	47,100	47,100
		17,181
2026 New Eq. Adjustment	Loss	Additions
0	-5,200	0
2026 Assessed	MBOR	S.E.V.
41,900	41,900	41,900
		17,644
		17,644
		17,644

009-470-120-00	2026 Est. T.C.V.	RETTELLE JORDAN
Property Class: 401		1985 S PAVILION DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 120 MISSAUKEE PARK ORIG PLAT. , L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	51.00	143.00	0.9411	1.0053	500	100		24,125
51 Actual Front Feet, 0.17 Total Acres								24,125
Total Est. Land Value =								24,125

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	128	82	646
Total Estimated Land Improvements True Cash Value =				646

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1960

(11) Heating System: Wall/Floor Furnace
 Ground Area = 720 SF Floor Area = 720 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	720		
Total:				90,014	49,508

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	652

Porches

CCP (1 Story)	50	1,452	799

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	400	14,808	8,144

Water/Sewer

Public Sewer	1	1,300	715
Water Well, 100 Feet	1	5,415	2,978

Built-Ins

Appliance Allow.	1	1,897	1,043

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 116,071 63,839

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 78,522

2026 Est. T.C.V. 009-470-120-00 = 103,293

Est. TCV/Total Floor Area = 143.46, Most recent sale 10/21/2024 for 132,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
54,800	54,800	54,800	54,800	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-3,200	0	-3,200	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
51,600	51,600	51,600	56,279	51,600	51,600	

009-470-121-00	2026 Est. T.C.V.	POWER JANELLE M &
Property Class: 401		1975 S PAVILION DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 11 T22N R8W LOTS 121, 122 & S 1/2 OF LOT 123, ALSO BEG AT SW COR OF N 1/2 OF LOT 123 TH N 01 DEG 54'21"E 4.61 FT, S 88 DEG 16'44"E 140.44 FT, S 01 DEG 54'04"W 4.48 FT, N 88 DEG 19'18"W 140.44 FT TO POB. MISSAUKEE PARK ORIGINAL PLAT. ,L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	40.00	140.00	0.7875	1.0000	500	100		15,750
C40'@500/FF	64.00	140.00	0.7875	1.0000	500	100		25,200
104 Actual Front Feet, 0.33 Total Acres								Total Est. Land Value = 40,951

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	17.02	180	0	0
Fencing: Wire Mesh, #9	3.73	100	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1977

(11) Heating System: Forced Heat & Cool
 Ground Area = 1232 SF Floor Area = 1232 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,232		
Total:				151,161	90,695

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Porches

CCP (1 Story)	200	5,050	3,030
CPP	70	1,518	911

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	576	23,599	14,159

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	189,054	113,430

Notes: MODULAR MRBC

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.140 => TCV: 129,310

2026 Est. T.C.V. 009-470-121-00 = 171,211

Est. TCV/Total Floor Area = 138.97, Most recent sale 04/03/2019 for 103,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
79,200	79,200	79,200	47,266	2.70

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-470-121-00

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	0	6,400	0	0	1,276	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
85,600	85,600	85,600	48,542	48,542	48,542	

009-470-123-00	2026 Est. T.C.V.	WOLF NEIL & MARTHA TRUST
Property Class: 401		1945 S PAVILION DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 11 T22N R8W N 20 FT OF LOT 123 EXC BEG AT SW COR TH N 01 DEG 54'21"E 4.61 FT
S 88 DEG 16' 44"E 140.44 FT, S 01 DEG 50'04"W 4.48 FT N 88 DEG 19'18"W 140.44
FT TO POB. ALSO S 2.8 FT OF LOT 126 & ALSO LOTS 124 & 125. MISSAUKEE PARK
ORIGINAL PLAT. ,L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	40.00	140.00	0.7993	1.0000	500	100		15,986
C40'@500/FF	58.00	140.00	0.7993	1.0000	500	100		23,180
98 Actual Front Feet, 0.32 Total Acres								Total Est. Land Value = 39,166

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	540	50	1,776
Metal Prefab	18.41	100	50	920
Total Estimated Land Improvements True Cash Value =				2,696

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1968

(11) Heating System: Wall Furnace

Ground Area = 1008 SF Floor Area = 1008 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	720		
Addition	Siding	Crawl	288		
Total:				73,908	25,868

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,010	353

Porches

CGEP (1 Story)	160	7,643	5,503	*72% Good
CCP (1 Story)	216	4,849	1,697	

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	396	16,557	5,795

Class: C Exterior: Pole (Unfinished)

Base Cost	768	19,776	6,922

Block Foundation	144	2,141	749

Water/Sewer

Public Sewer	1	1,465	513
Water Well, 50 Feet	1	3,344	1,170

Built-Ins

Appliance Allow.	1	2,713	950

Deck

w/Roof (Roof portion)	1416	21,070	7,374

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals:	154,476	56,894

Notes: 1968 VINDALE MH

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 0.940 => TCV: 53,480

Parcel Number: 009-470-123-00

Page: 2

2026 Est. T.C.V. 009-470-123-00 = 95,342
 Est. TCV/Total Floor Area = 94.59, Most recent sale 05/04/2015 for 40,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
46,600	46,600	46,600	21,559	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,100	0	0	582	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
47,700	47,700	47,700	22,141	22,141	0

009-470-126-00 2026 Est. T.C.V. URIE CHADWICK L & JESSICA SUE
 Property Class: 401 1925 S PAVILION DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 11 T22N R8W LOT 126 EXC S 2.8 FT THOF. ALSO S 12.2 FT OF LOT 127. MISSAUKEE
 PARK ORIGINAL PLAT. ,L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

MOST 126 & 12' OF 127

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	49.40	141.00	0.9486	1.0018	500	100		23,472
49 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								23,472

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	266	0	0
Wood Frame	29.49	96	95	2,689

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,639

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1940

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 879 SF Floor Area = 879 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	779		
1 Story	Siding	Slab	100		
Total:				113,627	73,868

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SANITARY SEWER	1	0	0	*89% Good

Totals: 124,961 81,234

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 99,918

2026 Est. T.C.V. 009-470-126-00 = 127,029

Est. TCV/Total Floor Area = 144.52, Most recent sale 08/28/2012 for 40,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
66,300	66,300	66,300	28,959	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-2,800	0	781	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
63,500	63,500	63,500	29,740	29,740	29,740	

009-470-127-00	2026 Est. T.C.V.	BIERMAN RICHARD F JR & MORRIS CAROL
Property Class: 401		7471 W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 11 T22N R8W N 27.8 FT OF LOT 127 & W 95 FT OF LOTS 128 & 129. MISSAUKEE PARK
ORIGINAL PLAT. ,L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

		* Factors *		PART OF 3 LOTS			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
C40'@500/FF	107.00	118.00	0.7819	0.9582	500	100	W95'LOT128&19 N27.5' LOT 127
107 Actual Front Feet, 0.29 Total Acres					Total Est. Land Value =		40,083

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	2320	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1960

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1400 SF Floor Area = 1400 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,400		
			Total:	158,745	95,246

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Porches

CCP (1 Story)	110	2,956	1,774

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	19,077	11,446

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 100 Feet	1	5,415	3,249

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Interior 1 Story	1	4,610	2,766
Wood Stove	1	2,107	1,264

Breezeways

Frame Wall	150	8,820	5,292

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 206,112 123,666

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 152,109

2026 Est. T.C.V. 009-470-127-00 = 193,142

Est. TCV/Total Floor Area = 137.96, Most recent sale 08/20/2020 for 95,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-470-127-00

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	101,800	101,800	101,800	61,525	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-5,200	0	0	1,661	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	96,600	96,600	96,600	63,186	63,186	63,186

009-470-128-00	2026 Est. T.C.V.	WIGGINS JON
Property Class: 401		7459 W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 11 T22N R8W THE EAST 45 FT OF LOTS 128 & 129 MISSAUKEE PARK ORIG PLAT.
L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

		* Factors *		E 45 OF 2 LOTS		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
C40'@500/FF	45.00	80.00	0.9710	0.8694	500 100	18,995
45 Actual Front Feet, 0.08 Total Acres					Total Est. Land Value =	18,995

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1950

(11) Heating System: Forced Air w/ Ducts
Ground Area = 675 SF Floor Area = 675 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	675		
			Total:	79,462	43,704

Other Additions/Adjustments

Plumbing		
Average Fixture(s)	1	988 543

Water/Sewer		
Public Sewer	1	1,152 634
Water Well, 50 Feet	1	3,344 1,839

Built-Ins		
Appliance Allow.	1	1,607 884

Unit-in-Place Cost Items			
ROOF STRUCT. (SQ FT)	20	80	68 *85% Good

Local Cost Items			
SANITARY SEWER	1	0	0 *94% Good

Totals: 86,633 47,672

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 58,637

2026 Est. T.C.V. 009-470-128-00 = 77,632

Est. TCV/Total Floor Area = 115.01

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
40,700	40,700	40,700	18,896	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,900	0	0	510	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
38,800	38,800	38,800	19,406	19,406	0

009-480-001-00 2026 Est. T.C.V. CUSHMAN FAMILY TRUST
 Property Class: 401 7540 W FOREST DR
 Map #: COMMON BEARCH (PUB LAKE TOWNSHIP Lake City, MI 49651

. SEC 11 T22N R8W LOT 1 EXC E 8 FT THOF. MISSAUKEE PARK 1ST ADD.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	44.00	103.00	1.0458	1.0104	4800	100		223,161
44 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =								223,161

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	13.06	240	61	1,912
Total Estimated Land Improvements True Cash Value =				1,912

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1926

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 736 SF Floor Area = 736 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	208		
1 Story	Siding	Crawl Space	528		
			Total:	101,530	60,918
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	711
Porches					
WGEP (1 Story)			176	13,439	8,063
Deck					
Treated Wood			264	4,683	3,325 *71% Good
Water/Sewer					
Public Sewer			1	1,300	780
Water Well, 100 Feet			1	5,415	3,249
Built-Ins					
Appliance Allow.			1	1,897	1,138
Fireplaces					
Exterior 1 Story			1	5,597	3,358
Local Cost Items					
SANITARY SEWER			1	0	0 *94% Good
Totals:				135,046	81,542

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 138,621

2026 Est. T.C.V. 009-480-001-00 = 363,694

Est. TCV/Total Floor Area = 494.15

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
179,500	179,500	179,500	64,913	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,300	0	0	1,752	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
181,800	181,800	181,800	66,665	66,665	0

009-480-002-00 2026 Est. T.C.V. MCKENNA JOSEPH P & LAURA J
 Property Class: 401 7530 W FOREST DR
 Map #: COMMON BEACH (PUBL LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 2 & E 8 FT OF LOT 1 MISSAUKEE PARK 1ST ADD.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	59.00	103.00	0.9437	1.0104	4800	100		270,040
59 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								270,040

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	18.00	72	50	648
Wood Frame	33.65	72	50	1,211
Wood Frame	33.65	72	50	1,211
Total Estimated Land Improvements True Cash Value =				3,070

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1972

(11) Heating System: Electric Baseboard

Ground Area = 1008 SF Floor Area = 1512 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,008		
Total:				182,292	118,488

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Deck

Treated Wood	54	1,774	1,153
Treated Wood	176	3,664	2,382
Treated Wood	72	2,062	1,340

Balcony

Wood Balcony	48	2,097	1,363
Wood Balcony	56	2,446	1,590

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Local Cost Items

SANITARY SEWER	1	0	0	*90% Good

Totals: 215,382 139,996

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 237,994

2026 Est. T.C.V. 009-480-002-00 = 511,104

Est. TCV/Total Floor Area = 338.03, Most recent sale 05/11/2016 for 272,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
248,800	248,800	248,800	159,781	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,800	0	0	4,314	0

Parcel Number: 009-480-002-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
255,600	255,600	255,600	164,095	164,095	0

009-480-003-00 2026 Est. T.C.V. GUNNERSON MATTHEW
 Property Class: 401 7520 W FOREST DR
 Map #: COMMON BEACH (PUBL LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 3 MISSAUKEE PARK 1ST ADD.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	52.00	103.00	0.9864	1.0104	4800	100		248,757
52 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								248,757

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1937

(11) Heating System: Forced Air w/ Ducts

Ground Area = 936 SF Floor Area = 1136 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	399		
1 Story	Siding	Slab	489		
1 Story	Siding	Slab	48		
Total:				126,825	69,753

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	652

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	280	13,516	7,434
Common Wall: 1/2 Wall	1	-1,207	-664

Water/Sewer

Public Sewer	1	1,300	715
Water Well, 50 Feet	1	3,344	1,839

Built-Ins

Appliance Allow.	1	1,897	1,043

Fireplaces

Exterior 1 Story	1	5,597	3,078

Breezeways

Frame Wall	98	5,762	3,169

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 158,219 87,019

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 147,932

2026 Est. T.C.V. 009-480-003-00 = 397,639

Est. TCV/Total Floor Area = 350.03, Most recent sale 09/10/2014 for 165,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
196,600	196,600	196,600	115,145	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,200	0	0	3,108	0	

Parcel Number: 009-480-003-00Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
198,800	198,800	198,800	118,253	118,253	0

009-480-004-00	2026 Est. T.C.V.	EISENREICH ADAM & KRISTEN
Property Class: 401		1841 S DIVISION ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 11 T22N R8W BEG N 84 DEG 38' 27" W 80.17 FT FROM SE COR LOT 5, TH N 84 DEG 38' 27" W 70 FT, N 01 DEG 36' 19" E 143.54 FT; S 68 DEG 45' 26" E 78.76 FT; S 03 DEG 38' 38" W 121.73 FT TO POB. .22 A M/L PCL A MISSAUKEE PARK 1ST ADD.

04 split 100x80 to 005-00..approved by Twp Bd. at appeal hearing 9/9/04

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
* Factors * PART OF LOTS 4 & 5

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	70.00	86.90	0.7598	0.8876	500	100		23,605
C40'@500/FF	50.00	70.00	0.7598	0.8409	500	100		15,974
120 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =								39,579

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	365	0	0
Wood Frame	32.26	80	50	1,290
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,240

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1960

(11) Heating System: Forced Hot Water
Ground Area = 1194 SF Floor Area = 1544 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	700		
1 Story	Siding	Slab	494		
Total:				192,865	125,361

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Balcony

Wood Balcony	32	1,398	909

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	272	14,761	9,595
Common Wall: 1 Wall	1	-2,589	-1,683

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Deck

Treated Wood	1062	13,530	8,794

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 241,012 156,656

Parcel Number: 009-480-004-00

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Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 192,687

2026 Est. T.C.V. 009-480-004-00 = 234,506
 Est. TCV/Total Floor Area = 151.88, Most recent sale 03/16/2023 for 223,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
122,600	122,600	122,600	117,637	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-5,300	0	-337	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
117,300	117,300	117,300	120,813	117,300	117,300	

009-480-005-00	2026 Est. T.C.V.	THOMPSON FAMILY TRUST
Property Class: 401		7523 W FOREST DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 11 T 22N R 8W BEG AT SE COR LOT 5,1ST ADD TO MISSAUKEE PARK TH N 84 DEG 38' 27" W 80.17 FT; N 03 DEG 38' 38" E 121.73 FT; S 68 DEG 45' 26" E 80.5 FT; S 01 DEG 41' 35" W 99.85 FT TO POB. .20 A M/L PCL B

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	58.67	80.17	0.7789	0.8699	500	100		19,876
C40'@500/FF	50.00	80.17	0.7789	0.8699	500	100		16,939
109 Actual Front Feet, 0.20 Total Acres								Total Est. Land Value = 36,816

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	570	0	0
D/W/P: 4in Concrete	6.96	72	95	476
Wood Frame	35.03	64	50	1,121

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,547

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1958

(11) Heating System: Wall/Floor Furnace
 Ground Area = 780 SF Floor Area = 780 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	660		
1 Story	Siding	Slab	120		
			Total:	101,873	66,228

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,422	924

Deck

Treated Wood	120	2,840	1,846
Treated Wood	205	4,053	2,634
w/Roof (Roof portion)	25	552	359

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	768	35,382	22,998
Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 156,561 101,774

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 125,182

2026 Est. T.C.V. 009-480-005-00 = 164,545
 Est. TCV/Total Floor Area = 210.96, Most recent sale 08/09/2024 for 234,900

Parcel Number: 009-480-005-00

Page: 2

2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM	
	87,900		87,900	87,900	87,900	2.70	
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		-5,600	0	0	-5,600	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	82,300		82,300	82,300	90,273	82,300	0

009-480-006-00	2026 Est. T.C.V.	MCEWEN GORDON T & BERNADINE
Property Class: 401		1860 S PAVILION DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 6 & 7 MISSAUKEE PARK 1ST ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
* Factors * LOTS 6 & 7

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	50.00	150.00	0.7953	1.0174	500	100		20,228
C40'@500/FF	50.00	150.00	0.7953	1.0174	500	100		20,228
100 Actual Front Feet, 0.34 Total Acres								
Total Est. Land Value =								40,455

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1965

(11) Heating System: Wall/Floor Furnace
Ground Area = 1320 SF Floor Area = 1320 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	990		
1 Story	Siding	Slab	330		
Total:				151,572	98,522

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,185	770	
Porches					
CPP		78	1,638	1,065	
Water/Sewer					
Public Sewer		1	1,300	845	
Water Well, 50 Feet		1	3,344	2,174	
Built-Ins					
Appliance Allow.		1	1,897	1,233	
Local Cost Items					
SANITARY SEWER		1	0	0	*84% Good
Totals:			160,936	104,609	

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 128,669

2026 Est. T.C.V. 009-480-006-00 = 169,124

Est. TCV/Total Floor Area = 128.12

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
88,400	88,400	88,400	38,490	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-3,800	0	0	1,039	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
84,600	84,600	84,600	39,529	39,529	0

009-480-008-00	2026 Est. T.C.V.	KUZAWA MAUREEN M FAMILY TRUST
Property Class: 401		1880 S PAVILION DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 8 & 9 AND BEG AT SW COR LOT 9, S 44FT, E TO SE COR LOT 9, NW'LY TO POB. MISSAUKEE PARK 1ST ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

		* Factors *		LOTS 8 & 9		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
C40'@500/FF	102.00	150.00	0.7913	1.0174	500 100	41,061
102 Actual Front Feet, 0.35 Total Acres					Total Est. Land Value =	41,061

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1180 0	0
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 2500	2,500.00	1 100	2,500
Total Estimated Land Improvements True Cash Value =			2,500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1968

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1154 SF Floor Area = 1154 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,154		
			Total:	139,031	83,418

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	780	23,728	14,237

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Breezeways

Frame Wall	140	8,232	4,939

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 178,717 107,229

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 131,892

2026 Est. T.C.V. 009-480-008-00 = 175,453

Est. TCV/Total Floor Area = 152.04, Most recent sale 08/30/2010 for 57,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
92,600	92,600	92,600	39,070	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,900	0	1,054	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
87,700	87,700	87,700	40,124	40,124	0

009-480-010-00	2026 Est. T.C.V.	ZUKER D & KRICHER D & HARTE D
Property Class: 401		1900 S PAVILION DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 10 & 11 AND BEG AT NW COR OF LOT 10 TH N 16 FT; TH E 150 FT; TO SE COR OF LOT 9 TH S TO NE COR OF LOT 10 TH NW'LY 155.1 FT; TO PT OF BEG MISSAUKEE PARK 1ST ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	50.00	150.00	0.7953	1.0174	500	100		20,228
C40'@500/FF	50.00	150.00	0.7953	1.0174	500	100		20,228
100 Actual Front Feet, 0.34 Total Acres								Total Est. Land Value = 40,455

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements True Cash Value =				1,000

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1936

(11) Heating System: Wall/Floor Furnace
 Ground Area = 792 SF Floor Area = 990 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	792		
			Total:	113,325	62,329

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	652

Porches

CCP (1 Story)	72	2,027	1,115

Deck

Treated Wood	160	3,371	1,854

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	396	14,719	8,095

Water/Sewer

Public Sewer	1	1,300	715
Water Well, 100 Feet	1	5,415	2,978

Built-Ins

Appliance Allow.	1	1,897	1,043

Fireplaces

Exterior 1 Story	1	5,597	3,078

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 148,836 81,859

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 100,686

2026 Est. T.C.V. 009-480-010-00 = 142,141

Est. TCV/Total Floor Area = 143.58, Most recent sale 11/13/2017 for 102,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-480-010-00

Page: 2

	71,200	71,200	71,200	42,858	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-100	0	0	1,157	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	71,100	71,100	71,100	44,015	44,015	0

009-480-012-00	2026 Est. T.C.V.	NUFFER MICHAEL & MICHELLE
Property Class: 401		1920 S PAVILION DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 11 T22N R8W LOT 12 & TH N 34 FT; OF LOT 13 MISSAUKEE PARK 1ST ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
* Factors * & PART OF LOT 13

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	50.00	150.00	0.8307	1.0174	500	100		21,129
C40'@500/FF	34.00	150.00	0.8307	1.0174	500	100		14,368
84 Actual Front Feet, 0.29 Total Acres								
Total Est. Land Value =								35,496

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	800	73	1,688
Metal Prefab	20.39	48	73	715
Total Estimated Land Improvements True Cash Value =				2,403

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1986

(11) Heating System: Forced Hot Water

Ground Area = 1518 SF Floor Area = 1518 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,518		
			Total:	181,397	117,908

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770
3 Fixture Bath	1	3,721	2,419

Deck

Treated Wood	208	3,998	2,599

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	462	18,452	11,994
Common Wall: 1 Wall	1	-2,421	-1,574
Door Opener	2	935	608

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 213,808 138,976

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 170,940

2026 Est. T.C.V. 009-480-012-00 = 208,839

Est. TCV/Total Floor Area = 137.58, Most recent sale 01/04/2016 for 76,300

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
108,700	108,700	108,700	53,652	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-4,300	0	0	1,448	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
104,400	104,400	104,400	55,100	55,100	55,100

009-480-013-00	2026 Est. T.C.V.	URIE CHADWICK L & JESSICA S
Property Class: 401		1940 S PAVILION DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W SOUTH 16 FT; OF LOT 13, LOT 14 AND N 17 FT; OF LOT 15
 MISSAUKEE PARK 1ST ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	83.00	150.00	0.8332	1.0174	500	100		35,179
83 Actual Front Feet, 0.29 Total Acres								35,179
Total Est. Land Value =								35,179

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1978

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Plumbing

3 Fixture Bath	1	-3,721	-2,419

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	468	16,516	10,735

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 100 Feet	1	5,415	3,520

Deck

w/Roof (Roof portion)	1152	15,471	10,056

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 34,981 22,737

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 27,967

2026 Est. T.C.V. 009-480-013-00 = 63,146

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
36,100	36,100	36,100	10,065	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,500	0	0	271	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
31,600	31,600	31,600	10,336	10,336	0	

009-480-015-00	2026 Est. T.C.V.	ANDRASH STEPHEN & PATRICIA
Property Class: 401		1960 S PAVILION DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 11 T22N R8W S'LY 33 FT OF LOT 15 & ENT LOT 16 MISSAUKEE PARK 1ST ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	83.00	150.00	0.8332	1.0174	500	100		35,179
83 Actual Front Feet, 0.29 Total Acres								35,179
Total Est. Land Value =								35,179

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.97	156	45	1,472
Total Estimated Land Improvements True Cash Value =				1,472

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1971

(11) Heating System: Wall Furnace

Ground Area = 1200 SF Floor Area = 1200 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	960		
Addition	Siding	Crawl	240		
			Total:	76,532	26,786

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	164	1,830	640

Plumbing

Average Fixture(s)	1	783	274
2 Fixture Bath	1	1,521	532

Water/Sewer

Public Sewer	1	1,152	403
Water Well, 100 Feet	1	5,150	1,802

Built-Ins

Appliance Allow.	1	1,607	562

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 88,575 30,999

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 0.940 => TCV: 29,139

2026 Est. T.C.V. 009-480-015-00 = 65,790

Est. TCV/Total Floor Area = 54.83, Most recent sale 01/01/2003 for 16,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
33,400	33,400	33,400	10,065	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-500	0	271	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
32,900	32,900	32,900	10,336	10,336 0

009-480-017-00	2026 Est. T.C.V.	AIKIN HEATHER
Property Class: 401		1970 S PAVILION DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 17 MISSAUKEE PARK 1ST ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	85.00	151.00	0.8282	1.0191	500	100		35,872
85 Actual Front Feet, 0.29 Total Acres								
Total Est. Land Value =								35,872

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.70	900	50	1,215
Metal Prefab	11.99	160	50	959
Total Estimated Land Improvements True Cash Value =				2,174

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1969

(11) Heating System: Wall Furnace

Ground Area = 720 SF Floor Area = 720 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	720		
Total:				39,625	13,869

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	144	1,607	562

Porches

WCP (1 Story)	48	2,358	825
WGEF (1 Story)	144	8,915	3,120
Foundation: Shallow	144	-1,054	-369

Deck

Treated Wood	48	1,596	559
w/Roof (Roof portion)	868	10,572	3,700

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	320	11,146	3,901

Water/Sewer

Public Sewer	1	1,152	403
Water Well, 100 Feet	1	5,150	1,802

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 81,067 28,372

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 0.940 => TCV: 26,670

2026 Est. T.C.V. 009-480-017-00 = 64,716

Est. TCV/Total Floor Area = 89.88, Most recent sale 12/07/2018 for 42,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
33,500	33,500	33,500	10,430	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,100	0	0	281	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
32,400	32,400	32,400	10,711	10,711	10,711

009-490-018-00	2026 Est. T.C.V.	LANG WILLIAM & HEIDI
Property Class: 401		7210 W LAKE ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 18 & THAT PART OF SEC 11 LYING N OF MISSAUKEE PARK 2ND ADD
LYING E OF W LINE LOT 18 EXT TO WATERS EDGE & W OF E LINE LOT 18 EXT TO WATERS
EDGE. MISSAUKEE PARK SECOND ADDITION. , L206P529

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres								
Total Est. Land Value =								240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	336	0	0
D/W/P: Asphalt Paving	3.10	600	0	0
D/W/P: Patio Blocks	15.58	200	0	0
Wood Frame	27.13	140	50	1,899

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				4,274

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1955

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1118 SF Floor Area = 1118 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,118		
Total:				153,572	99,822

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Deck

Treated Wood	507	7,346	4,775
w/Roof (Roof portion)	35	734	477

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 480 18,926 12,302

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 191,912 124,742

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 212,061

2026 Est. T.C.V. 009-490-018-00 = 456,335

Est. TCV/Total Floor Area = 408.17, Most recent sale 09/04/2015 for 224,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
223,000	223,000	223,000	132,718	2.70

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-490-018-00

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0	5,200	0	0	3,583	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
228,200	228,200	228,200	136,301	136,301	0

009-490-019-00	2026 Est. T.C.V.	HASTINGS LINN G
Property Class: 401		7204 W LAKE ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 11 T22N R8W LOT 19 & THAT PART OF SEC 11 LYING N OF MISSAUKEE PARK NO II E
OF W LINE LOT 19 EXT TO WATERS EDGE & W OF E LINE LOT 19 EXT TO WATERS EDGE.
MISSAUKEE PARK 2ND ADD. , L206P529

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres								
Total Est. Land Value =								240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	200	0	0
Wood Frame	29.49	96	71	2,010

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				3,910

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1971

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1078 SF Floor Area = 1858 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	870		
1 Story	Siding	Slab	208		
1 Story	Siding	Overhang	780		
Total:				215,363	150,755

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995

Porches

CCP (1 Story)	100	2,954	2,068

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	780	29,500	20,650
Door Opener	2	1,054	738

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Wood Stove	1	2,503	1,752

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 262,708 183,896

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 312,623

2026 Est. T.C.V. 009-490-019-00	=	556,533
Est. TCV/Total Floor Area = 299.53		

Parcel Number: 009-490-019-00

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2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	269,500	269,500	269,500	129,961	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,800	0	0	3,508	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	278,300	278,300	278,300	133,469	133,469	0

009-490-020-00	2026 Est. T.C.V.	DEZEEUW BRYANN R
Property Class: 401		7198 W LAKE ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 20 & THAT PART OF SEC 11 N OF PLAT OF MISSAUKEE PARK
SECOND ADDITION LYING E OF W LINE LOT 20 EXT TO WATERS EDGE & W OF E LINE LOT 20
EXT TO WATERS EDGE. MISSAUKEE PARK SECOND ADDITION. , L206P529

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres								
Total Est. Land Value =								240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.92	670	0	0
Metal Prefab	13.62	160	50	1,089

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,039

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1968

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1104 SF Floor Area = 1104 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Crawl Space	1,104		
Total:				134,305	80,582

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,138	683

Garages

Class: CD Exterior: Block Foundation: 42 Inch (Unfinished)

Base Cost	459	19,388	11,633
Common Wall: 1 Wall	1	-2,687	-1,612

Water/Sewer

Public Sewer	1	1,249	749
Water Well, 50 Feet	1	3,212	1,927

Built-Ins

Appliance Allow.	1	1,822	1,093

Fireplaces

Exterior 1 Story	1	5,376	3,226

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 163,803 98,281

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 167,078

2026 Est. T.C.V. 009-490-020-00 = 409,117

Est. TCV/Total Floor Area = 370.58, Most recent sale 08/12/2015 for 205,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
202,600	202,600	202,600	124,016	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,000	0	3,348	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

204,600

204,600

204,600

127,364

127,364

127,364

009-490-021-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GRETENBERGER SUSAN & SPRINGER NICO
7190 W LAKE ST
Lake City, MI 49651

SEC 11 T22N R8W LOT 21 & THAT PART OF SEC 11 LYING N OF PLAT OF MISSAUKEE PARK
SECOND ADD LYING E OF W LINE LOT 21 EXT TO WATERS EDGE & W OF E LINE LOT 21 EXT
TO WATERS EDGE. MISSAUKEE PARK SECOND ADDITION. , L206P529

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres					Total Est.		Land Value =	240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.31	450	71	2,016

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				4,441

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1964

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1008 SF Floor Area = 1008 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost	New	Depr.	Cost
1 Story	Block	Slab	1,008				
			Total:	136,136		88,489	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,366	888

Porches

CGEP (1 Story)	192	12,269	7,975

Garages

Class: C Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost	462	18,106	11,769
Door Opener	1	506	329

Water/Sewer

Public Sewer	1	1,407	915
Water Well, 100 Feet	1	5,507	3,580

Built-Ins

Appliance Allow.	1	2,605	1,693

Fireplaces

Exterior 1 Story	1	6,134	3,987

Unit-in-Place Cost Items

BOAT HOUSE (BY SQ FT	252	917	614	*67% Good
ROOF STRUCT. (SQ FT)	54	208	94	*45% Good

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	185,161	120,333

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 204,566

2026 Est. T.C.V. 009-490-021-00

$$= 449,007$$

Parcel Number: 009-490-021-00

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 Est. TCV/Total Floor Area = 445.44, Most recent sale 06/13/2025 for 460,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
229,200	229,200	229,200	144,749	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,700	0	0	79,751	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
224,500	224,500	224,500	148,657	224,500	0	

009-490-022-00	2026 Est. T.C.V.	GRETENBERGER GEORGE R TRUST
Property Class: 401		7174 W LAKE ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 11 T22N R8W LOT 22 AND THAT PART OF SEC 11 LYING N OF PLAT OF MISSAUKEE PARK
 SECOND ADD LYING E OF W LINE LOT 22 EXT TO WATERS EDGE & W OF E LINE OF LOT 22
 EXT TO WATERS EDGE. MISSAUKEE PARK SECOND ADDITION. , L206P529

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres								
Total Est. Land Value =								240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.38	96	46	1,032
Wood Frame	27.77	64	71	1,262
Total Estimated Land Improvements True Cash Value =				2,294

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D 5 Blt 1948

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 758 SF Floor Area = 758 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	758		
Total:				94,731	56,836

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Porches

CGEP (1 Story)	176	9,495	5,697

Water/Sewer

Public Sewer	1	1,152	691
Water Well, 100 Feet	1	5,150	3,090

Built-Ins

Appliance Allow.	1	1,607	964

Fireplaces

Exterior 1 Story	1	4,873	2,924

Local Cost Items

SANITARY SEWER	1	0	0	*90% Good

Totals:	117,996	70,795

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 120,352

2026 Est. T.C.V. 009-490-022-00	=	362,646

Est. TCV/Total Floor Area = 478.42

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
180,300	180,300	180,300	71,662	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	0	1,934	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
181,300	181,300	181,300	73,596	73,596	0	

009-490-023-00	2026 Est. T.C.V.	KNIGHT SCOTT D & DIANE L
Property Class: 401		7168 W LAKE ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2013-03243 LOT 23 IN THE PLAT OF SECOND ADDITION TO MISSAUKEE PARK AND ALL THAT LAND LYING NORTH OF THE NORTH LINE OF LOT 23, SECOND ADDITION TO MISSAUKEE PARK AND EXTENDING TO THE WATERS EDGE OF LAKE MISSAUKEE, AND ALSO LYING BETWEEN THE WEST PROPERTY LINE OF SAID LOT 23 AS EXTENDED TO THE WATERS OF LAKE MISSAUKEE AND THE EAST PROPERTY LINE AS EXTENDED TO SAID WATERS OF LAKE MISSAUKEE IN SECTION 11, T22N, R8W. L248P185

FORMERLY ABBREVIATED AS. SEC 11 T22N R8W LOT 23 & THAT PART OF SEC 11 LYING N OF PLAT OF MISSAUKEE PARK SECOND ADDITION LYING E OF W LINE LOT 23 EXT TO WATERS EDGE & W OF E LINE LOT 23 EXT TO WATERS EDGE. MISSAUKEE PARK SECOND ADDITION. , L206P529

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	1140	0	0
D/W/P: 4in Ren. Conc.	7.33	360	0	0
Wood Frame	23.39	160	50	1,871

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				4,246

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2014

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1372 SF Floor Area = 1372 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	964		
1 Story	Siding	Crawl Space	408		
Total:				180,391	162,353

Other Additions/Adjustments

Exterior

Stone Veneer	8	264	238
Basement, Outside Entrance, Below Grade	1	2,293	2,064

Plumbing

Average Fixture(s)	1	1,185	1,066
3 Fixture Bath	1	3,721	3,349

Porches

WPP	360	5,659	5,093
CCP (1 Story)	136	3,600	3,240

Deck

Treated Wood	180	3,638	3,274
Treated Wood	269	4,742	4,268

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	836	34,050	30,645
Door Opener	2	935	841

Water/Sewer

Parcel Number: 009-490-023-00

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Public Sewer	1	1,300	1,170
Water Well, 100 Feet	1	5,415	4,873
Built-Ins			
Appliance Allow.	1	1,897	1,707
Fireplaces			
Direct-Vented Gas	1	2,107	1,896
Totals:		251,197	226,077

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 384,331

2026 Est. T.C.V. 009-490-023-00						=	628,577
Est. TCV/Total Floor Area = 458.15, Most recent sale 09/13/2013 for 140,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
300,300	300,300	300,300	198,466	2.70			
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	14,000	0	0	5,358	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
314,300	314,300	314,300	203,824	203,824	203,824		

009-490-024-00	2026 Est. T.C.V.	BOSSCHER RICHARD & BETH TRUST
Property Class: 401		7158 W LAKE ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 24 & THAT PART OF SEC 11 LYING N OF PLAT OF MISSAUKEE PARK
SECOND ADDITION LYING E OF E LINE LOT 23 EXT TO WATERS EDGE & W OF E LINE LOT 24
EXT TO WATERS EDGE. MISSAUKEE PARK SECOND ADDITION. L248P185 , L206P529

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	60.00	100.00	0.9382	1.0000	4800	100		270,196
60 Actual Front Feet, 0.14 Total Acres								
Total Est. Land Value =								270,196

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.31	140	0	0
Wood Frame	33.64	64	71	1,529

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,479

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1959

(11) Heating System: Space Heater

Ground Area = 936 SF Floor Area = 936 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Crawl Space	936		
			Total:	124,883	74,921

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,366	820

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	392	17,738	10,643

Water/Sewer

Public Sewer	1	1,407	844
Water Well, 50 Feet	1	3,212	1,927

Built-Ins

Appliance Allow.	1	2,605	1,563

Fireplaces

Interior 1 Story	1	5,028	3,017

Deck

Treated Wood	968	11,839	7,103

Unit-in-Place Cost Items

BOAT HOUSE (BY SQ FT)	128	466	312	*67% Good

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	168,544	101,150

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 171,955

2026 Est. T.C.V. 009-490-024-00 = 444,630

Est. TCV/Total Floor Area = 475.03, Most recent sale 08/17/1994 for 112,500

Parcel Number: 009-490-024-00

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2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	221,700	221,700	221,700	89,375	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	600	0	0	2,413	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	222,300	222,300	222,300	91,788	91,788	0

009-490-025-00	2026 Est. T.C.V.	KARAKASHIAN JAMES E & HEIDI A
Property Class: 401		7150 W LAKE ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 25 & THAT PART OF SEC 11 LYING N OF PLAT OF MISSAUKEE PARK SECOND ADDITION LYING E OF W LINE LOT 25 EXT TO WATERS EDGE & W OF E LINE LOT 25 EXT TO WATERS EDGE. MISSAUKEE PARK SECOND ADDITION. , L206P529

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres								
Total Est. Land Value =								240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	29.49	96	75	2,123

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				3,093

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1920

(11) Heating System: Forced Heat & Cool
 Ground Area = 762 SF Floor Area = 1143 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	762		
Total:				153,622	99,848

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Deck

Treated Wood	256	4,692	3,050

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Unit-in-Place Cost Items

BOAT HOUSE (BY SQ FT)	128	485	354	*73% Good

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 174,130 113,217

Notes: COTTAGE

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 192,469

2026 Est. T.C.V. 009-490-025-00 = 435,562

Est. TCV/Total Floor Area = 381.07, Most recent sale 06/10/2011 for 209,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
212,900	212,900	212,900	122,333	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,900	0	0	3,302	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

217,800

217,800

217,800

125,635

125,635

0

009-490-026-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

MYS WILLIAM A & PATRICIA M TRUST
7140 W LAKE ST
LAKE CITY, MI 49651

SEC 11 T22N R8W LOT 26 & THAT PART OF SEC 11 LYING N OF PLAT OF MISSAUKEE PARK SECOND ADDITION LYING E OF W LINE LOT 26 EXT TO WATERS EDGE & W OF E LINE LOT 26 EXT TO WATERS EDGE. MISSAUKEE PARK SECOND ADDITION AND PCL B OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-86 BEG AT NE COR OF LOT 83, TH S 01 DEG 30'00"W 54.02 FT, N 88 DEG 15'30"W 59.49 FT, N 00 DEG 34'46"W 51.05 FT, N 88 DEG 55'52"E 61.40 FTTO POB. MISSAUKEE PARK 2ND ADD.
10/2021 COMBINE WITH NEW PARCEL 009-490-083-50
FORMERLY . SEC 11 T22N R8W LOT 26 & THAT PART OF SEC 11 LYING N OF PLAT OF MISSAUKEE PARK SECOND ADDITION LYING E OF W LINE LOT 26 EXT TO WATERS EDGE & W OF E LINE LOT 26 EXT TO WATERS EDGE. MISSAUKEE PARK SECOND ADDITION. , L206P529

10/2021 TAXPAYER REQUEST TO COMBINE NEW PARCEL 009-490-083-50, GARAGE PARCEL ACROSS THE ST.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
BACK 50' @ 500	51.05	62.17	0.9948	0.8190	500	100		20,796
101 Actual Front Feet, 0.19 Total Acres					Total Est.		Land Value =	260,796

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	49.73	42	50	1,044
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	1	95	9,500
Total Estimated Land Improvements True Cash Value =				10,544

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls BC Blt 2003

(11) Heating System: Forced Heat & Cool
Ground Area = 1440 SF Floor Area = 2760 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,440		
1 Story	Siding	Overhang	600		
		Total:		414,804	331,843

Other Additions/Adjustments

Recreation Room	960	25,738	20,590
Basement, Outside Entrance, Below Grade	1	3,813	3,050

Plumbing

Average Fixture(s)	1	2,094	1,675

Porches

WCP (1 Story)	280	13,434	10,747
CCP (1 Story)	96	3,656	2,925

Deck

Treated Wood	360	6,221	4,977

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	900	50,544	40,435
Door Opener	2	1,317	1,054

Class: C Exterior: Pole (Unfinished)

Base Cost	1600	37,840	30,272

Water/Sewer

Parcel Number: 009-490-026-00

Page: 2

Public Sewer	1	1,877	1,502	
Water Well, 100 Feet	1	6,387	5,110	
Built-Ins				
Appliance Allow.	1	3,899	3,119	
Fireplaces				
Exterior 2 Story	1	10,141	8,113	
Local Cost Items				
SANITARY SEWER	1	0	0	*90% Good
Totals:		581,765	465,412	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 791,200

2026 Est. T.C.V. 009-490-026-00	=	1,062,540
Est. TCV/Total Floor Area = 384.98, Most recent sale 12/01/1997 for 123,500		
2025 Assessed	MBOR	S.E.V.
499,500	499,500	499,500
		281,714
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	31,800	0
		7,606
2026 Assessed	MBOR	S.E.V.
531,300	531,300	531,300
		289,320
		->Taxable<-
		289,320
		PRE/MBT
		289,320

009-490-027-00	2026 Est. T.C.V.	WINKLE GERALD & BEVERLY
Property Class: 401		W LAKE ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 27 MISSAUKEE PARK 2ND ADD. & L206P529 , L206P529

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	240,000

2026 Est. T.C.V. 009-490-027-00 = 240,000

Est. TCV/Total Floor Area = 86.96, Most recent sale 10/14/2022 for 254,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
125,000	125,000	125,000	67,659	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-5,000	0	1,826	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
120,000	120,000	120,000	69,485	69,485	69,485	

009-490-028-00	2026 Est. T.C.V.	WINKLE GERALD I & BEVERLY L TRUST
Property Class: 401		7116 W LAKE ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 11 T22N R8W LOTS 28 & 29 & THAT PART OF SEC 11 LYING N OF PLAT OF MISSAUKEE PARK SECOND ADD LYING E OF W LINE LOT 28 EXT TO WATERS EDGE & W OF W LINE LOT 30 EXT TO WATERS EDGE. MISSAUKEE PARK SECOND ADDITION. , L206P529

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	110.00	100.00	0.9672	0.7079	5000	100		376,596
110 Actual Front Feet,	0.25	Total Acres			Total Est. Land Value =			376,596

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl, 2 Rail	17.83	424	50	3,780
D/W/P: 4in Ren. Conc.	8.17	1338	50	5,465
Wood Frame	22.54	560	50	6,311

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	1	95	9,500
Total Estimated Land Improvements				True Cash Value = 25,056

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 1955

(11) Heating System: Forced Heat & Cool
 Ground Area = 2244 SF Floor Area = 2805 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	2,244		
			Total:	381,135	247,704

Other Additions/Adjustments

Exterior			
Brick Veneer	160	2,650	1,722

Plumbing			
Average Fixture(s)	1	1,422	924
3 Fixture Bath	2	8,956	5,821

Porches			
WGEP (1 Story)	400	27,824	18,086
WCP (1 Story)	21	1,554	1,010

Deck			
Treated Wood	108	2,618	1,702
Composite	1211	18,359	11,933
Composite	560	8,490	5,518

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	676	32,326	21,012
Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 2 Story	1	7,869	5,115

Breezeways

Parcel Number: 009-490-028-00

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Frame Wall	316	21,330	13,864	
Local Cost Items				
SANITARY SEWER	1	0	0	*90% Good
Totals:		524,972	341,196	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 580,033

2026 Est. T.C.V. 009-490-028-00	=	981,685
Est. TCV/Total Floor Area = 349.98		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
462,300 462,300 462,300	266,247	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 28,500 0	0	7,188 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
490,800 490,800 490,800	273,435	273,435 273,435

009-490-030-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

VISSIA ALAN J & JUDITH C
7110 W LAKE ST
LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 30 & THAT PART OF SEC 11 LYING N OF PLAT OF MISSAUKEE PARK
SECOND ADDITION LYING E OF W LINE LOT 30 EXT TO WATERS EDGE & W OF E LINE LOT 30
EXT TO WATERS EDGE. MISSAUKEE PARK SECOND ADDITION. , L206P529

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres								
Total Est. Land Value =								240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1946

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1032 SF Floor Area = 1032 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,032		
			Total:	121,943	73,165

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Porches

CGEP (1 Story)	129	8,608	5,165

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 100 Feet	1	5,415	3,249

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Exterior 1 Story	1	5,597	3,358

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 145,945 87,566

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 148,862

2026 Est. T.C.V. 009-490-030-00 = 389,812

Est. TCV/Total Floor Area = 377.72, Most recent sale 04/29/2014 for 1

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
185,700	185,700	185,700	68,036	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	9,200	0	0	1,836	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
194,900	194,900	194,900	69,872	69,872	0

009-490-031-00	2026 Est. T.C.V.	NEUMAIEER ALBERT F & MARILYN TRUST
Property Class: 401		7100 W LAKE ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 31 & THAT PART OF SEC 11 LYING N OF PLAT OF MISSAUKEE PARK
SECOND ADDITION LYING E OF W LINE LOT 31 EXT TO WATERS EDGE & W OF E LINE LOT 31
EXT TO WATERS EDGE. MISSAUKEE PARK SECOND ADDITION. , L206P529

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres								
Total Est. Land Value =								240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	288	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1948

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1642 SF Floor Area = 2155 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Basement	240			
1.5 Story	Siding	Crawl Space	786			
1 Story	Siding	Crawl Space	616			
Total:				265,489	177,391	*84% Good

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853
3 Fixture Bath	1	4,478	2,687

Porches

CCP (1 Story)	64	1,984	1,190

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	672	26,665	15,999
Common Wall: 1 Wall	1	-2,589	-1,553
Door Opener	2	1,054	632

Water/Sewer

Public Sewer	1	1,465	879
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Exterior 1 Story	1	6,387	3,832

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 312,412 205,544

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 349,425

Parcel Number: 009-490-031-00

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 Est. TCV/Total Floor Area = 274.40, Most recent sale 10/01/1999 for 200,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
282,000	282,000	282,000	157,157	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,700	0	0	4,243	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
295,700	295,700	295,700	161,400	161,400	0	

009-490-032-00	2026 Est. T.C.V.	CHAMBERS JASON & HOLLY L
Property Class: 401		7074 W LAKE ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 11 T22N R8W LOT 32 & THAT PART OF SEC 11 LYING N OF PLAT OF MISSAUKEE PARK
SECOND ADDITION LYING E OF W LINE LOT 32 EXT TO WATERS EDGE & W OF E LINE LOT 32
EXT TO WATERS EDGE. MISSAUKEE PARK SECOND ADDITION. , L206P529

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres								
Total Est. Land Value =								240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	357	50	1,155
Wood Frame	24.12	140	50	1,688
Total Estimated Land Improvements True Cash Value =				2,843

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C -5 Blt 1952

(11) Heating System: Wall/Floor Furnace
Ground Area = 850 SF Floor Area = 1062 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	850		
Total:				129,016	77,399

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853

Deck

Treated Wood	210	4,122	2,473
Treated Wood	170	3,584	2,150

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	546	20,688	12,413
Common Wall: 1 Wall	1	-2,421	-1,453
Door Opener	1	468	281

Water/Sewer

Public Sewer	1	1,465	879
Water Well, 100 Feet	1	5,734	3,440

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Exterior 1 Story	1	6,387	3,832

Porches

CCP (1 Story)	8	395	237

Breezeways

Frame Wall	125	8,438	5,063

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 182,011 109,195

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 185,632

Parcel Number: 009-490-032-00

Page: 2

2026 Est. T.C.V. 009-490-032-00 = 428,475
 Est. TCV/Total Floor Area = 403.46, Most recent sale 08/01/1998 for 140,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
210,900	210,900	210,900	132,120	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,300	0	0	3,567	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
214,200	214,200	214,200	135,687	135,687	0

009-490-033-00	2026 Est. T.C.V.	VELDHEER AARON J & JODI
Property Class: 401		7070 W LAKE ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 11 T22N R8W LOT 33 & THAT PART OF SEC 11 LYING N OF PLAT OF MISSAUKEE PARK SECOND ADDITION & E OF W LINE LOT 33 EXT TO WATERS EDGE & W OF E LINE LOT 33 EXT TO WATERS EDGE.MISSAUKEE PARK SECOND ADDITION. , L206P529

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres								
Total Est. Land Value =								240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	46.97	320	0	0
D/W/P: 4in Ren. Conc.	8.17	270	0	0
D/W/P: Patio Blocks	15.58	93	0	0
Wood Frame	35.72	60	94	2,014

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				4,439

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1964

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1473 SF Floor Area = 1954 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	832		
1.75 Story	Siding	Crawl Space	641		
Total:				247,795	173,439

Other Additions/Adjustments

Exterior			
Stone Veneer	91	3,329	2,330

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	2	8,956	6,269

Porches

CCP (1 Story)	38	1,273	891
CGEP (1 Story)	264	15,967	11,177
WPP	180	4,565	3,195

Deck

Treated Wood	276	4,932	3,452
Treated Wood	180	3,721	2,605

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Exterior 1 Story	1	6,387	4,471

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 308,259 215,762

Parcel Number: 009-490-033-00

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Notes:

 ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 366,795

2026 Est. T.C.V. 009-490-033-00 = 611,234

Est. TCV/Total Floor Area = 312.81, Most recent sale 07/26/2023 for 790,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
291,000	291,000	291,000	266,822	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,600	0	0	7,204	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
305,600	305,600	305,600	274,026	274,026	0	

009-490-034-00	2026 Est. T.C.V.	WILLIAMSON RICHARD A & KAREN J
Property Class: 401		7062 W LAKE ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 11 T22N R8W LOTS 34 & 35 & THAT PART OF SEC 11 LYING N OF PLAT OF MISSAUKEE PARK SECOND ADD LYING E OF W LINE LOT 34 EXT TO WATERS EDGE & W OF E LINE LOT 35 EXT TO WATERS EDGE, ALSO W'LY 2.5 FT OF THE 10 FT WALKWAY BETWEEN LOTS 35 & 36. MISSAUKEE PARK SECOND ADDITION. , L206P529

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
* Factors * W 2.5' OF WALKWAY

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	102.50	100.00	0.7778	1.0000	4800	100		382,694
103 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 382,694

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	610	50	2,007
D/W/P: 4in Ren. Conc.	8.17	901	50	3,680
D/W/P: 3.5 Concrete	6.58	930	50	3,059
Wood Frame	24.96	192	50	2,396
Total Estimated Land Improvements True Cash Value =				11,142

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1950

(11) Heating System: Forced Heat & Cool
Ground Area = 1938 SF Floor Area = 2214 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	1,102		
1 Story	Siding	Basement	704		
1 Story	Siding	Slab	132		
Total:				305,346	198,450

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,422	924

Deck			
Treated Wood	80	2,182	1,418

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	572	23,801	15,471
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Porches

CCP (1 Story)	24	1,185	770

Breezeways

Frame Wall	90	6,075	3,949

Local Cost Items

GENERATOR	1	1	1	*100% Good
SANITARY SEWER	1	0	0	*94% Good

Parcel Number: 009-490-034-00

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Totals: 351,859 228,684

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 388,763

2026 Est. T.C.V. 009-490-034-00 = 782,599

Est. TCV/Total Floor Area = 353.48, Most recent sale 06/05/2015 for 325,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
378,700	378,700	378,700	232,119	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	12,600	0	0	6,267	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
391,300	391,300	391,300	238,386	238,386	0

009-490-036-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

NELSON JEAN LYNN
7058 W LAKE ST
LAKE CITY, MI 49651

SEC 11 T22N RBW LOTS 36 & 37 & PART OF WALKWAY BETWEEN LOTS 35 & 36 AS LISTED IN
SURVEY RECORDED IN BOOK OF SURVEYS 5-6 P-200. MISSAUKEE PARK SECOND ADDITION

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

E 7.5 FT OF 10' WALKWAY

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	107.50	100.00	0.9750	0.7079	5000	100		371,010
108 Actual Front Feet, 0.25 Total Acres					Total Est.		Land Value =	371,010

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	768	71	3,146
Total Estimated Land Improvements True Cash Value =				3,146

Cost Est. for Res. Bldg: 1 Single Family 2S Cls D 10 Blt 1940

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1216 SF Floor Area = 1991 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	775		
1 Story	Siding	Slab	441		
			Total:	205,147	112,832

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543
3 Fixture Bath	1	3,128	1,720

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	844	22,180	12,199

Water/Sewer

Public Sewer	1	1,152	634
Water Well, 100 Feet	1	5,150	2,832

Built-Ins

Appliance Allow.	1	1,607	884

Fireplaces

Exterior 1 Story	1	4,873	2,680

Porches

CCP (1 Story)	24	1,038	571

Unit-in-Place Cost Items

BOAT HOUSE (BY SQ FT)	192	680	483	*71% Good

Local Cost Items

SANITARY SEWER	1	0	0	*86% Good

Totals: 245,943 135,378

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 230,143

2026 Est. T.C.V. 009-490-036-00 = 604,299

Est. TCV/Total Floor Area = 303.52

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM
	291,300	291,300	291,300	169,194	2.70

	2017/2018	2017/2018	2017/2018	100/100	2018	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-490-036-00

Page: 2

0	10,800	0	0	4,568	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
302,100	302,100	302,100	173,762	173,762	0

009-490-038-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SCHAD JAMES A JR & MITZI M
7024 W LAKE ST
LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 38 & 39 & THAT PART OF SEC 11 LYING N OF PLAT OF MISSAUKEE PARK SECOND ADD LYING E OF W LINE LOT 38 EXT TO WATERS EDGE & W OF E LINE LOT 39 EXT TO WATERS EDGE. MISSAUKEE PARK SECOND ADDITION. , L206P529

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	100.00	100.00	1.0000	0.7079	5000	100		353,973
100 Actual Front Feet, 0.23 Total Acres					Total Est.		Land Value =	353,973

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	500	50	2,042
Metal Prefab	14.85	336	50	2,495
Total Estimated Land Improvements True Cash Value =				4,537

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls	C	Blt	1947

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1758 SF Floor Area = 1758 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,758		
			Total:	220,875	143,568

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Deck

Treated Wood	320	5,434	3,532
Treated Wood	960	12,230	7,949

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)

Common Wall: 1 Wall	1	-2,227	-1,448
Door Opener	1	415	270
Base Cost	1140	31,909	20,741

Class: C Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost	520	20,467	13,304

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

GENERATOR	1	1	1	*100% Good
SANITARY SEWER	1	0	0	*94% Good

Totals:	307,431	199,829

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 339,709

2026 Est. T.C.V. 009-490-038-00

= 698,219

Parcel Number: 009-490-038-00

Page: 2

Est. TCV/Total Floor Area = 397.17

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
333,300	333,300	333,300	160,168	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,800	0	0	4,324	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
349,100	349,100	349,100	164,492	164,492	164,492	

009-490-040-00	2026 Est. T.C.V.	JOHNROE CRYSTAL L TRUST
Property Class: 401		7014 W LAKE ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 40 & THAT PART OF SEC 11 LYING N OF PLAT OF MISSAUKEE PARK SECOND ADDITION LYING E OF W LINE LOT 40 EXT TO WATERS EDGE & W OF E LINE LOT 40 EXT TO WATERS EDGE. MISSAUKEE PARK SECOND ADDITION. , L206P529

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres								
Total Est. Land Value =								240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	292	0	0
D/W/P: Patio Blocks	15.58	44	0	0
D/W/P: 4in Concrete	6.96	80	0	0
Wood Frame	22.54	400	94	8,475

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				9,425

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1969

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1128 SF Floor Area = 1848 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,128		
1 Story	Siding	Overhang	720		
Total:				225,010	202,496

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,280
3 Fixture Bath	1	4,478	4,030

Porches

CPP	138	2,806	2,525
WPP	432	7,690	6,921
WPP	16	831	748

Deck

Treated Wood	140	3,160	2,844

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	738	34,420	30,978
Common Wall: 1 Wall	1	-2,589	-2,330
Door Opener	1	527	474

Water/Sewer

Public Sewer	1	1,465	1,318
Water Well, 100 Feet	1	5,734	5,161

Built-Ins

Appliance Allow.	1	2,713	2,442

Fireplaces

Exterior 1 Story	1	6,387	5,748

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good

Parcel Number: 009-490-040-00

Page: 2

Totals: 294,054 264,635

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 449,880

2026 Est. T.C.V. 009-490-040-00 = 699,305

Est. TCV/Total Floor Area = 378.41, Most recent sale 11/21/2011 for 190,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
334,800	334,800	334,800	193,380	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,900	0	5,221	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
349,700	349,700	349,700	198,601	198,601	0

PRUDEN EDWARD R TRUST
1800 S GREEN RD
LAKE CITY, MI 49651

Exterior 1 Story	1	6,387	4,535

Parcel Number: 009-490-041-00

Page: 2

Local Cost Items

SANITARY SEWER

1

0

0

*89% Good

Totals:

257,784

183,006

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

311,110

2026 Est. T.C.V. 009-490-041-00

= 540,759

Est. TCV/Total Floor Area = 415.97

2025 Assessed	MBOR	S.E.V.
259,500	259,500	259,500

Base for Cap	IRM
114,912	2.70

2026 New Eq. Adjustment	Loss
0	10,900
	0

Additions	Tax Adjustment	Losses
0	3,102	0

2026 Assessed	MBOR	S.E.V.
270,400	270,400	270,400

Capped	->Taxable<-	PRE/MBT
118,014	118,014	118,014

009-490-042-00	2026 Est. T.C.V.	THOMAS DOUGLAS J & CHRISTINE L
Property Class: 401		1820 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 42 & N 1/2 LOT 43 MISSAUKEE PARK 2ND ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
* Factors * LOT 42 & N1/2 43

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	57.00	112.00	0.9153	0.9457	1800	100		88,811
57 Actual Front Feet, 0.15 Total Acres								88,811
Total Est. Land Value =								88,811

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	600	75	2,961
Total Estimated Land Improvements True Cash Value =				2,961

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1970

(11) Heating System: Forced Hot Water
Ground Area = 1168 SF Floor Area = 1168 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,168		
			Total:	164,056	106,636

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Porches

CGEP (1 Story)	112	8,792	5,715

Deck

Treated Wood	192	3,882	2,523

Garages

Class: C Exterior: Pole (Unfinished)			
Base Cost	864	21,548	14,006

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 215,999 140,398

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 172,690

2026 Est. T.C.V. 009-490-042-00 = 264,462

Est. TCV/Total Floor Area = 226.42, Most recent sale 09/26/2017 for 132,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
133,600	133,600	133,600	73,543	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	-1,400	0	0	1,985	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
132,200	132,200	132,200	75,528	75,528	0	

009-490-044-00	2026 Est. T.C.V.	NIETLING ROSS A & BARBARA J
Property Class: 401		1840 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 44 & 45 & S 1/2 OF LOT 43 & N 1/2 OF LOT 46 MISSAUKEE
PARK 2ND ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

		* Factors *		3 LOTS		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A40'@1800/	50.00	113.50	0.7186	0.9489	1800 100	61,369
C40'@500/FF	100.00	113.50	0.7186	0.9489	500 100	34,094
150 Actual Front Feet, 0.39 Total Acres					Total Est. Land Value =	95,463

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	514	0	0
D/W/P: Brick on Sand	18.00	480	94	8,122
Wood Frame	23.72	288	50	3,415

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				14,037

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1964

(11) Heating System: Forced Air w/ Ducts
Ground Area = 912 SF Floor Area = 912 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	912		
			Total:	123,688	74,212

Other Additions/Adjustments

Exterior			
Brick Veneer	92	1,524	914

Plumbing			
Average Fixture(s)	1	1,422	853

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	480	18,926	11,356

Water/Sewer

Public Sewer	1	1,465	879
Water Well, 100 Feet	1	5,734	3,440

Built-Ins

Appliance Allow.	1	2,713	1,628

Deck

w/Roof (Roof portion)	240	3,828	2,297

Breezeways

Frame Wall	120	8,100	4,860

Local Cost Items

SANITARY SEWER	1	0	0	*86% Good

Totals:	167,400	100,439

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV:	123,540

Parcel Number: 009-490-044-00

Page: 2

Est. TCV/Total Floor Area = 255.53

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
121,200	121,200	121,200	47,645	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,700	0	0	1,286	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
116,500	116,500	116,500	48,931	48,931	48,931	

009-490-047-00	2026 Est. T.C.V.	ANDREWS ROGER N & KATHRYN S
Property Class: 401		1850 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 47 & S 1/2 OF LOT 46 MISSAUKEE PARK 2ND ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	50.00	117.00	0.8546	0.9561	500	100		20,427
A40'@1800/	25.00	117.00	0.8546	0.9561	1800	50	S1/2 LOT 46	18,384
75 Actual Front Feet, 0.20 Total Acres								38,811
Total Est. Land Value =								38,811

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	215	71	940
Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1963

(11) Heating System: Wall/Floor Furnace

Ground Area = 616 SF Floor Area = 616 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	616		
Total:				76,082	49,453

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Porches

CGEP (1 Story)	77	5,951	3,868
WGEP (1 Story)	280	18,326	11,912

Deck

Treated Wood w/Roof (Deck Portion)	55	1,752	1,139
Treated Wood w/Roof (Roof portion)	55	966	628

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	480	16,805	10,923

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 100 Feet	1	5,415	3,520

Built-Ins

Appliance Allow.	1	1,897	1,233

Local Cost Items

SANITARY SEWER	1	0	0	*86% Good

Totals: 129,679 84,291

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 103,678

2026 Est. T.C.V. 009-490-047-00 = 143,429

Est. TCV/Total Floor Area = 232.84, Most recent sale 10/01/1995 for 34,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
74,700	74,700	74,700	37,093	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,000	0	0	1,001	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
71,700	71,700	71,700	38,094	38,094	38,094	

009-490-048-00	2026 Est. T.C.V.	ANDERSEN CHRISTIAN J TRUST
Property Class: 401		7025 W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2020-02008 JMISC 2021-01158 L-2 P 0227 PLAT AMEND LOT 98 NUMBER DESCRIBED AS CONTAINING ORIGINAL LOTS 48 & 49 AND THE EAST 1/2 OF VACATED ALLEY AND ADJOINING PORTION OF VACATED RAILROAD ST. AMEND PLAT OF SECOND ADDITION TO MISSAUKEE PARK.

FORMERLY 2010-00564. SEC 11 T22N R8W LOTS 48 & 49 MISSAUKEE PARK 2ND ADD AND ALL OF THE DEBTORS RIGHT OF WAY (CADILLAC & LAKE CITY RAILWAY CO.) LYING SOUTH OF RAILROAD STREET AND EAST OF THE CENTER OF ALLEY EXTENDED AND WEST OF THE EAST LOT LINE OF LOT 49 EXTENDED, PLAT OF MISSAUKEE PARK SECOND ADDITION, SECTION 11 TOWN 22 NORTH, RANGE 8 WEST

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	149.49	141.67	0.7192	1.0030	500	100		53,918
149 Actual Front Feet, 0.49 Total Acres								Total Est. Land Value = 53,918

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	52	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1946

(11) Heating System: Wall/Floor Furnace

Ground Area = 627 SF Floor Area = 627 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	627		
Total:				92,211	59,942

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	529	27,122	17,629

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Totals: 130,667 84,937

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 104,473

2026 Est. T.C.V. 009-490-048-00 = 159,361

Est. TCV/Total Floor Area = 254.16, Most recent sale 02/24/2010 for 22,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
86,500	86,500	86,500	33,415	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-6,800	0	0	902	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
79,700	79,700	79,700	34,317	34,317	0	

009-490-050-00	2026 Est. T.C.V.	ANDERSEN CHRISTIAN J TRUST
Property Class: 401		7049 W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2020-02008 JMSC 2021-01158 AMEND MISSAUKEE PARK 2ND ADD LOT NUMBER 99 DESCRIBED AS CONTAINING ORIGINAL LOTS 50, 51, 52 AND THE WEST 1/2 OF ADJOINING VACATED ALLEY AND THE ADJOINING PORTION OF VACATED RAILROAD ST LYING BETWEEN THE SOUTHERLY EXTENSIONS OF THE CENTERLINE OF THE VACATED ALLEY AND THE EAST LINE OF LOT 50.
FORMERLY . SEC 11 T22N R8W LOTS 50, 51 & 52 MISSAUKEE PARK 2ND ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

		* Factors *		3 LOTS		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
C40'@500/FF	134.78	146.08	0.7381	1.0107	500 100	50,272
135 Actual Front Feet, 0.45 Total Acres					Total Est. Land Value =	50,272

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete	6.16	100 50	308
Total Estimated Land Improvements True Cash Value =			308

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1963

(11) Heating System: Wall/Floor Furnace
Ground Area = 520 SF Floor Area = 520 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	520		
Total:				65,423	39,252

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Porches

CGEP (1 Story)	200	11,616	6,970

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 816 24,529 14,717

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 109,294 65,574

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 80,657

2026 Est. T.C.V. 009-490-050-00 = 131,237

Est. TCV/Total Floor Area = 252.38, Most recent sale 12/21/2022 for 150,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
71,300	71,300	71,300	57,266	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-5,700	0	0	1,546	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
65,600	65,600	65,600	58,812	58,812	0

009-490-053-00	2026 Est. T.C.V.	DEBOER JULIE A
Property Class: 401		7058 W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W W 1/2 OF LOTS 53 & 54 MISSAUKEE PARK 2ND ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	100.00	120.00	0.7953	0.9622	500	100		38,260
100 Actual Front Feet, 0.28 Total Acres								38,260
Total Est. Land Value =								38,260

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	16.47	90	71	1,052
Total Estimated Land Improvements True Cash Value =				1,052

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1971

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 832 SF Floor Area = 832 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	832		
Total:				104,396	67,856

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Porches

CPP	32	867	564
CPP	20	518	337

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	572	21,341	13,872
Door Opener	1	468	304

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Local Cost Items

SANITARY SEWER	1	0	0	*86% Good

Totals: 135,316 87,955

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 108,185

2026 Est. T.C.V. 009-490-053-00 = 147,497

Est. TCV/Total Floor Area = 177.28, Most recent sale 12/16/2021 for 128,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
78,300	78,300	78,300	59,447	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-4,600	0	0	1,605	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
73,700	73,700	73,700	61,052	61,052	0

009-490-053-50	2026 Est. T.C.V.	DODDE JADE MARIE
Property Class: 401		7044 W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 11 T22N R8W E 1/2 OF LOTS 53 & 54 MISSAUKEE PARK 2ND ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	100.00	120.00	0.7953	0.9622	500	100		38,260
100 Actual Front Feet, 0.28 Total Acres								38,260
Total Est. Land Value =								38,260

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	160	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1967

(11) Heating System: Forced Air w/ Ducts

Ground Area = 806 SF Floor Area = 806 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	806		
Total:				101,580	66,027

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	528	20,217	13,141
Door Opener	1	468	304

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Exterior 1 Story	1	5,597	3,638

Porches

CPP	16	414	269

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 136,002 88,401

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 108,733

2026 Est. T.C.V. 009-490-053-50 = 147,943

Est. TCV/Total Floor Area = 183.55, Most recent sale 09/25/2020 for 90,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
78,600	78,600	78,600	35,612	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,600	0	961	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

74,000

74,000

74,000

36,573

36,573

36,573

009-490-055-00	2026 Est. T.C.V.	KLINE JEANNE M
Property Class: 401		1855 S VIOLET AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 11 T22N R8W LOT 55 MISSAUKEE PARK 2ND ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	50.00	120.00	0.9457	0.9622	500	100		22,750
50 Actual Front Feet, 0.14 Total Acres								22,750
Total Est. Land Value =								22,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	192	45	532
D/W/P: 3.5 Concrete	6.16	80	45	222
Wood Frame	31.15	64	45	897
Total Estimated Land Improvements True Cash Value =				1,651

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1970

(11) Heating System: Wall/Floor Furnace

Ground Area = 480 SF Floor Area = 480 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	480		
Total:				60,857	39,556

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Deck

Treated Wood	120	2,776	1,804

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 100 Feet	1	5,415	3,520

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Interior 1 Story	1	4,610	2,996

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	78,040	50,724

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 62,390

2026 Est. T.C.V. 009-490-055-00 = 86,791

Est. TCV/Total Floor Area = 180.81, Most recent sale 06/21/2012 for 40,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
46,300	46,300	46,300	22,458	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,900	0	0	606	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,400	43,400	43,400	23,064	23,064	23,064	

009-490-056-00	2026 Est. T.C.V.	NARVA BERNARD E &
Property Class: 401		7055 W LAKE ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 56 & 57 MISSAUKEE PARK 2ND ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
* Factors * LOTS 56 & 57

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.33	124.00	0.8157	0.9701	1800	100	LOT 57	57,453
C40'@500/FF	50.00	120.00	0.8157	0.9622	500	100		19,623
90 Actual Front Feet, 0.25 Total Acres								
Total Est. Land Value =								77,075

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	430	0	0
Wood Frame	27.96	120	71	2,382

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				4,282

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1968

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1654 SF Floor Area = 1654 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,654		
Total:				216,856	140,956

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Porches

WCP (1 Story)	32	2,480	1,612

Deck

Treated Wood	32	1,353	879

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	720	27,972	18,182
Common Wall: 1/2 Wall	1	-1,294	-841

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 256,311 166,601

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 204,919

2026 Est. T.C.V. 009-490-056-00 = 286,276

Est. TCV/Total Floor Area = 173.08

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
145,900	145,900	145,900	60,490	2.70

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-490-056-00

Page: 2

0	-2,800	0	0	1,633	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
143,100	143,100	143,100	62,123	62,123	62,123

009-490-058-00	2026 Est. T.C.V.	VELDHEER AARON J & JODI
Property Class: 401		W LAKE ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W W 40 FT OF LOTS 58 & 59 MISSAUKEE PARK 2ND ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	73.00	40.00	0.8604	0.7311	500	100		22,959
73 Actual Front Feet, 0.07 Total Acres								22,959
Total Est. Land Value =								22,959

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	625	0	0
D/W/P: Patio Blocks	15.58	95	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1967

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	431	13,158	10,526
Door Opener	1	527	422

Totals: 13,685 10,948

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 13,466

2026 Est. T.C.V. 009-490-058-00 = 38,850

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/26/2023 for 790,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
22,300	22,300	22,300	22,300	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,900	0	-2,900	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
19,400	19,400	19,400	22,902	19,400	0

009-490-058-50	2026 Est. T.C.V.	WILLIAMSON RICHARD A & KAREN J
Property Class: 401		7063 W LAKE ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W E 80 FT OF LOTS 58 & 59 MISSAUKEE PARK 2ND ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	80.00	50.09	0.7071	0.7734	500	100		21,876
C40'@500/FF	80.00	50.00	0.7071	0.7731	500	100		21,865
160 Actual Front Feet, 0.18 Total Acres								
Total Est. Land Value =								43,741

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	900	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2009

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Storage Over Garage	276	3,654	3,289
Door Opener	1	527	474
Base Cost	1102	38,383	34,545

Totals: 42,564 38,308

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 47,119

2026 Est. T.C.V. 009-490-058-50 = 91,810

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
51,800	51,800	51,800	24,985	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-5,900	0	674	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,900	45,900	45,900	25,659	25,659	0	

009-490-060-00	2026 Est. T.C.V.	VELDHEER AARON J & JODI
Property Class: 402		W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 60 & 61 MISSAUKEE PARK 2ND ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
* Factors * LOTS 60 & 61

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	50.00	120.00	0.7953	0.9622	1800	100		68,869
C40'@500/FF	50.00	120.00	0.7953	0.9622	500	100		19,130
100 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	87,999

2026 Est. T.C.V. 009-490-060-00 = 87,999

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/26/2023 for 790,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
45,900	45,900	45,900	27,837	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,900	0	751	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
44,000	44,000	44,000	28,588	28,588	0

009-490-062-00	2026 Est. T.C.V.	HUXTABLE THOMAS E
Property Class: 401		7077 W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 62, 63 & 64 MISSAUKEE PARK 2ND ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
* Factors * 3 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	50.00	120.00	0.7186	0.9622	1800	100		62,230
C40'@500/FF	50.00	120.00	0.7186	0.9622	500	100		17,286
C40'@500/FF	50.00	120.00	0.7186	0.9622	500	100		17,286
150 Actual Front Feet, 0.41 Total Acres								
Total Est. Land Value =								96,802

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	360	0	0
D/W/P: Asphalt Paving	2.89	3970	0	0
Wood Frame	25.60	100	94	2,406
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				4,781

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1964

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 396 14,719 9,567

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 19,363 12,586

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 15,481

2026 Est. T.C.V. 009-490-062-00 = 117,064

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/12/2009 for 5,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
62,200	62,200	62,200	12,747	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,700	0	0	344	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
58,500	58,500	58,500	13,091	13,091	0	

009-490-065-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HEEREN ERIC
1935 S MAYFLOWER AVE
LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 65 & S 25 FT OF LOT 66 MISSAUKEE PARK 2ND ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	64.00	122.00	0.8891	0.9662	500	100		27,490
64 Actual Front Feet,	0.18	Total Acres			Total Est.	Land Value =		27,490

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Picket, 12-24	20.50	16	0	0
D/W/P: 3.5 Concrete	6.58	576	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1972

(11) Heating System: Forced Air w/ Ducts
Ground Area = 720 SF Floor Area = 720 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost	New	Depr.	Cost
1 Story	Siding	Crawl Space	720				
			Total:	108,222		64,928	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853
3 Fixture Bath	1	4,478	2,687

Deck

Treated Wood	120	2,840	1,704
Pine w/Roof (Deck Portion)	100	1,964	1,178
Pine w/Roof (Roof portion)	100	1,792	1,075
Treated Wood	224	4,305	2,583

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	816	30,445	18,267
Common Wall: 1 Wall	1	-2,589	-1,553

Water/Sewer

Public Sewer	1	1,465	879
Water Well, 100 Feet	1	5,734	3,440

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Interior 1 Story	1	5,235	3,141

Local Cost Items

SANITARY SEWER	1	0	0	*89% Good

Totals:	168,026	100,810

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 123,996

2026 Est. T.C.V. 009-490-065-00 = 152,436
 Est. TCv/Total Floor Area = 211.72, Most recent sale 02/16/2007 for 0

Parcel Number: 009-490-065-00

Page: 2

2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM	
	80,800		80,800	80,800	37,737	2.70	
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		-4,600	0	0	1,018	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	76,200		76,200	76,200	38,755	38,755	38,755

009-490-066-00	2026 Est. T.C.V.	MILLER PAUL & JAMES
Property Class: 401		1905 S MAYFLOWER AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W N 25 FT OF LOT 66 & ENTIRE LOT 67 MISSAUKEE PARK 2ND ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	50.00	120.00	0.8546	0.9622	500	100		20,557
C40'@500/FF	25.00	120.00	0.8546	0.9622	500	100		10,278
75 Actual Front Feet, 0.21 Total Acres								
Total Est. Land Value =								30,835

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	560	50	809
Wood Frame	25.60	100	50	1,280
Total Estimated Land Improvements True Cash Value =				2,089

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1968

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1438 SF Floor Area = 1438 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,438		
			Total:	162,380	105,547

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Porches

WCP (1 Story)	28	2,101	1,366
WCP (1 Story)	48	2,883	1,874

Deck

Treated Wood	343	5,557	3,612

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	330	14,906	9,689
Common Wall: 1 Wall	1	-2,421	-1,574

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 100 Feet	1	5,415	3,520

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Exterior 1 Story	1	5,597	3,638

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good

Totals: 200,800 130,520

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 160,540

2026 Est. T.C.V. 009-490-066-00 = 193,464

Est. TCV/Total Floor Area = 134.54, Most recent sale 07/03/2025 for 185,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
100,900	100,900	100,900	77,066	2.70

Parcel Number: 009-490-066-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-4,200	0	0	19,634	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	96,700	96,700	96,700	79,146	96,700	0

009-490-068-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

SCHAEDING LAURA
7117 W MISSAUKEE BLVD
Lake City, MI 49651

. SEC 11 T22N R8W LOT 68 MISSAUKEE PARK 2ND ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	50.00	120.00	0.9457	0.9622	500	100		22,750
50 Actual Front Feet, 0.14 Total Acres								22,750
Total Est. Land Value =								22,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	630	0	0
Wood Frame	26.22	96	71	1,787

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,737

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1964

(11) Heating System: Forced Air w/ Ducts
Ground Area = 672 SF Floor Area = 672 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	672		
Total:				83,747	50,247

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Porches

CGEP (1 Story)	120	8,194	4,916

Deck

Treated Wood	140	3,090	1,854

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	440	15,818	9,491

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Exterior 1 Story	1	5,597	3,358

Breezeways

Frame Wall	168	9,878	5,927

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 134,050 80,428

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 98,926

Parcel Number: 009-490-068-00

Page: 2

 Est. TCV/Total Floor Area = 185.14, Most recent sale 03/19/2004 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
65,400	65,400	65,400	31,445	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,200	0	0	849	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
62,200	62,200	62,200	32,294	32,294	0	

009-490-069-00	2026 Est. T.C.V.	NEUMAIEER ALBERT F & MARILYN TRUST
Property Class: 402		W LAKE ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 69, 70 & 71 EXC W 40 FT; OF EACH MISSAUKEE PARK 2ND ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

E'LY 80' PT OF 3 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	30.67	120.00	0.7438	0.9622	1800	100		39,507
C40'@500/FF	100.00	120.00	0.7438	0.9622	500	100	LOTS 70 & 71	35,786
116 Actual Front Feet, 0.38 Total Acres							Total Est. Land Value =	75,293

2026 Est. T.C.V. 009-490-069-00

= 75,293

Est. TCV/Total Floor Area = 112.04

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
41,200	41,200	41,200	8,948	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,600	0	241	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
37,600	37,600	37,600	9,189	9,189	0

009-490-069-50	2026 Est. T.C.V.	VISSIA ALAN J & JUDITH C
Property Class: 401		7111 W LAKE ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 11 T22N R8W W 40 FT; OF LOTS 69, 70 & 71 MISSAUKEE PARK 2ND ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.00	115.00	1.0000	0.9520	1800	100		68,545
40 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	68,545

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	34.86	40	71	990
Total Estimated Land Improvements				990

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1967

(11) Heating System: Wall/Floor Furnace
Ground Area = 572 SF Floor Area = 572 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	572		
			Total:	71,243	46,307

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 100 Feet	1	5,415	3,520

Built-Ins

Appliance Allow.	1	1,897	1,233

Local Cost Items

SANITARY SEWER	1	0	0	*86% Good

Totals: 81,040 52,675

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 64,791

2026 Est. T.C.V. 009-490-069-50 = 134,326

Est. TCV/Total Floor Area = 234.84, Most recent sale 09/05/2002 for 25,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
65,800	65,800	65,800	17,847	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,400	0	481	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
67,200	67,200	67,200	18,328	18,328	0

009-490-072-00	2026 Est. T.C.V.	WINDLE GERARD I & BEVERLY L TRUST
Property Class: 402		W LAKE ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W E 1/2 OF LOTS 72 & 73 MISSAUKEE PARK 2ND ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
* Factors * E 1/2 LOTS 72&73

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	54.35	60.00	0.7837	0.8091	1800	100		62,032
C40'@500/FF	51.70	60.00	0.7837	0.8091	500	100		16,391
106 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								78,423

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	18.08	80	50	723
D/W/P: 4in Concrete	6.96	600	50	2,088
Total Estimated Land Improvements True Cash Value =				2,811

2026 Est. T.C.V. 009-490-072-00 = 81,234

Est. TCV/Total Floor Area = 142.02

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
42,200	42,200	42,200	3,803	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	-1,600	0	0	102	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,600	40,600	40,600	3,905	3,905	3,905	

009-490-072-50	2026 Est. T.C.V.	WINDLE GERARD I & BEVERLY L TRUST
Property Class: 401		W LAKE ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W W 1/2 OF LOTS 72 & 73 MISSAUKEE PARK 2ND ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
* Factors * W1/2 LOTS 72&73

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	51.70	60.00	0.7887	0.8091	1800	100		59,382
C40'@500/FF	51.70	60.00	0.7887	0.8091	500	100		16,495
103 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								75,877

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1080	50	3,326
Total Estimated Land Improvements True Cash Value =				3,326

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1987

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Pole (Unfinished)					
Base Cost			1200	25,428	20,342
Totals:				25,428	20,342

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 25,021

2026 Est. T.C.V. 009-490-072-50 = 104,224

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
54,500	54,500	54,500	14,315	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,400	0	386	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
52,100	52,100	52,100	14,701	14,701	14,701

009-490-074-00	2026 Est. T.C.V.	ZUKER TRUST
Property Class: 401		7123 W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 11 T22N R8W LOT 74 MISSAUKEE PARK 2ND ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	50.00	120.00	0.9457	0.9622	500	100		22,750
50 Actual Front Feet, 0.14 Total Acres								22,750
Total Est. Land Value =								22,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	13.12	100	56	735

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements True Cash Value =				1,735

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1946

(11) Heating System: Wall/Floor Furnace

Ground Area = 732 SF Floor Area = 732 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	732		
Total:				83,358	50,015

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	416	13,062	7,837

Water/Sewer

Public Sewer	1	1,152	691
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,607	964

Fireplaces

Direct-Vented Gas	1	2,048	1,229

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 105,559 63,335

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 77,902

2026 Est. T.C.V. 009-490-074-00 = 102,387

Est. TCV/Total Floor Area = 139.87, Most recent sale 12/30/2010 for 48,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
53,800	53,800	53,800	25,237	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,600	0	0	681	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
51,200	51,200	51,200	25,918	25,918	0

009-490-075-00	2026 Est. T.C.V.	ADAM DAVID W & COREY A
Property Class: 401		1916 S MAYFLOWER AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 11 T22N R8W LOTS 75 & 76 MISSAUKEE PARK 2ND ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
* Factors * LOTS 75 & 76

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	50.00	120.00	0.7953	0.9622	500	100		19,130
C40'@500/FF	50.00	120.00	0.7953	0.9622	500	100		19,130
100 Actual Front Feet, 0.28 Total Acres								
Total Est. Land Value =								38,260

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	16.52	198	50	1,635
D/W/P: Patio Blocks	14.26	60	50	428
D/W/P: Crushed Rock	2.18	667	50	727
Metal Prefab	18.34	70	50	642
Total Estimated Land Improvements True Cash Value =				3,432

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1958

(11) Heating System: Wall/Floor Furnace
Ground Area = 1016 SF Floor Area = 1016 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,016		
Total:				117,721	70,633

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Porches

CPP	136	2,493	1,496

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	21,439	12,863
Door Opener	1	468	281

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 149,847 89,908

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 110,587

2026 Est. T.C.V. 009-490-075-00 = 152,279

Est. TCV/Total Floor Area = 149.88, Most recent sale 02/01/1999 for 43,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
80,500	80,500	80,500	38,184	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,400	0	0	1,030	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
76,100	76,100	76,100	39,214	39,214	0	

009-490-077-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

TACOMA RANDY L & KATHY K
7112 RAILROAD ST
LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 77 MISSAUKEE PARK 2ND ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	51.00	121.00	0.9411	0.9642	500	100		23,138
51 Actual Front Feet, 0.14 Total Acres								23,138
Total Est. Land Value =								23,138

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	720	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1971

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1176 SF Floor Area = 1176 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,176		
Total:				162,732	105,776

Other Additions/Adjustments

Exterior

Brick Veneer	168	2,560	1,664

Plumbing

Average Fixture(s)	1	1,185	770
3 Fixture Bath	1	3,721	2,419
2 Fixture Bath	1	2,502	1,626

Porches

WCP (1 Story)	66	3,589	2,333

Deck

Treated Wood	228	4,254	2,765
Treated Wood	244	4,446	2,890

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	672	21,329	13,864

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Wood Stove	1	2,107	1,370

Breezeways

Frame Wall	132	7,762	5,045

Local Cost Items

SANITARY SEWER	1	0	0	*90% Good

Totals: 222,728 144,774

Parcel Number: 009-490-077-00

Page: 2

Notes:

 ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 178,072

2026 Est. T.C.V. 009-490-077-00	=	202,160
Est. TCV/Total Floor Area = 171.90		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
104,100 104,100 104,100	48,646	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 -3,000 0	0	1,313 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
101,100 101,100 101,100	49,959	49,959 49,959

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 185,250

2026 Est. T.C.V. 009-490-078-00	=	218,327
Est. TCV/Total Floor Area = 212.38		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
113,500 113,500 113,500	52,055	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 -4,300 0	0	1,405 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
109,200 109,200 109,200	53,460	53,460 0

009-490-079-00	2026 Est. T.C.V.	B-H TRUST
Property Class: 401		1915 S ROSE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 79 & N 5 FT OF LOT 78 MISSAUKEE PARK 2ND ADD. JUDGMENT
LIBER 248P185

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	55.00	120.00	0.9235	0.9622	1800	100		87,968
55 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	87,968

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	35.67	40	46	656

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,606

Cost Est. for Res. Bldg: 1 Single Family 1S Cls BC Blt 1965

(11) Heating System: Forced Heat & Cool
Ground Area = 768 SF Floor Area = 768 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	768		
			Total:	133,077	99,807

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,094	1,570

Deck

Treated Wood	196	4,194	3,145

Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	480	29,808	22,356

Water/Sewer

Public Sewer	1	1,877	1,408
Water Well, 100 Feet	1	6,387	4,790

Built-Ins

Appliance Allow.	1	3,899	2,924

Fireplaces

Exterior 1 Story	1	8,363	6,272

Breezeways

Frame Wall	308	28,031	21,023

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 217,730 163,295

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 200,853

2026 Est. T.C.V. 009-490-079-00 = 290,427

Est. TCV/Total Floor Area = 378.16, Most recent sale 10/24/2022 for 325,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
148,700	148,700	148,700	108,146	2.70

Parcel Number: 009-490-079-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-3,500	0	0	2,919	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	145,200	145,200	145,200	111,065	111,065	111,065

009-490-080-00	2026 Est. T.C.V.	HATCHER PAUL & DAWN
Property Class: 401		7161 W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 11 T22N R8W LOTS 80 & 81 MISSAUKEE PARK 2ND ADD. JUDGEMENT L248P185

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

		* Factors *		2 LOTS		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A40'@1800/	50.00	120.00	0.7953	0.9622	1800 100	68,869
C40'@500/FF	50.00	120.00	0.7953	0.9622	500 100	19,130
100 Actual Front Feet, 0.28 Total Acres					Total Est. Land Value =	87,999

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1783	50	7,283
D/W/P: 4in Concrete	6.96	265	50	922
D/W/P: 3.5 Concrete	6.58	204	50	671
Total Estimated Land Improvements True Cash Value =				8,876

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1958

(11) Heating System: Forced Heat & Cool
 Ground Area = 2159 SF Floor Area = 2159 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	950		
1 Story	Siding	Slab	440		
1 Story	Siding	Slab	769		
			Total:	290,019	188,515

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	2	8,956	5,821

Porches

CCP (1 Story)	180	5,054	3,285

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	1	527	343
Base Cost	1524	53,081	34,503

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152
Wood Stove	1	2,503	1,627

Local Cost Items

GENERATOR	1	1	1	*95% Good
SANITARY SEWER	1	0	0	*94% Good

Totals: 375,273 243,930

Notes: CONCRETE BLOCK

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 300,034

Parcel Number: 009-490-080-00

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 Est. TCV/Total Floor Area = 183.84, Most recent sale 10/07/2016 for 98,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
200,600	200,600	200,600	110,381	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,100	0	0	2,980	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
198,500	198,500	198,500	113,361	113,361	113,361	

009-490-082-00	2026 Est. T.C.V.	P & A ENTERPRISES INC
Property Class: 401		1875 S ROSE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 82 MISSAUKEE PARK 2ND ADD. L248P185

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	48.00	120.00	0.9554	0.9622	1800	100		79,429
48 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	79,429

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	16.47	90	46	682
Total Estimated Land Improvements True Cash Value =				682

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls CD	Blt 1959

(11) Heating System: Forced Air w/ Ducts

Ground Area = 704 SF Floor Area = 704 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	704		
			Total:	90,001	58,500

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Deck

Treated Wood	90	2,280	1,482

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	496	17,196	11,177

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 100 Feet	1	5,415	3,520

Built-Ins

Appliance Allow.	1	1,897	1,233

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	119,274	77,527

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 95,358

2026 Est. T.C.V. 009-490-082-00 = 175,469

Est. TCV/Total Floor Area = 249.25, Most recent sale 08/05/2011 for 30,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
88,900	88,900	88,900	27,522	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,200	0	743	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
87,700	87,700	87,700	28,265	28,265	0	

009-490-083-00	2026 Est. T.C.V.	P & A ENTERPRISES INC
Property Class: 401		1857 S ROSE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 11 T22N R8W PCL A OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P86 BEG AT NW COR OF LOT 83, TH N 88 DEG 55'52"E 58.66 FT, S 00 DEG 34'46"E 51.05 FT, N 88 DEG 15'30"W 59.87 FT, N 00 DEG 48'30"E 48.14 FT TO POB. MISSAUKEE PARK 2ND ADD. SPLIT ON 08/11/2021 PART TO 009-490-083-50; FORMERLY LOT 83 MISSAUKEE PARK 2ND ADD.

Split/Comb. on 08/09/2021 completed 08/09/2021 TIM ;
 Parent Parcel(s): 009-490-083-00;
 Child Parcel(s): 009-490-083-50;

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	48.14	61.03	0.9547	0.8126	1800	100		67,223
48 Actual Front Feet, 0.07 Total Acres							Total Est. Land Value =	67,223

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	800	50	2,588
Wood Frame	25.60	100	50	1,280
Total Estimated Land Improvements				3,868

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1958

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 704 SF Floor Area = 704 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Mich Bsmnt.	704		
			Total:	94,992	63,360

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 100 Feet	1	5,415	3,249

Built-Ins

Appliance Allow.	1	1,897	1,138

Porches

WGEP (1 Story)	20	2,227	1,336

Deck

Treated Wood	20	877	526

Local Cost Items

SANITARY SEWER	1	0	0	*90% Good

Totals: 107,893 64,735

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 79,624

2026 Est. T.C.V. 009-490-083-00 = 150,715

Est. TCV/Total Floor Area = 214.08, Most recent sale 05/09/2005 for 73,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
76,300	76,300	76,300	35,425	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-490-083-00

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0	-900	0	0	956	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
75,400	75,400	75,400	36,381	36,381	0

009-490-084-00 2026 Est. T.C.V. HASTINGS LINN G
 Property Class: 401 7175 W LAKE ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

LOT 84 EXCEPT THE EAST 60 FEET THEREOF SEC 11 T22N R8W

SPLIT ON 08/03/2012 FROM 009-490-085-00;
 FORMERLY . SEC 11 T22N R8W LOTS 84 & 85 MISSAUKEE PARK 2ND ADD.

Split/Comb. on 08/03/2012 completed 08/03/2012 TIM ASSESS LOTS SEPARATELY;
 Parent Parcel(s): 009-490-084-00;
 Child Parcel(s): 009-490-085-00;

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	44.50	60.00	0.9737	0.8091	1800	100		63,105
45 Actual Front Feet, 0.06 Total Acres Total Est. Land Value =								63,105

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	169	0	0
D/W/P: 4in Concrete	6.96	20	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2008

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			1200	28,380	25,542
Local Cost Items					
SANITARY SEWER			1	0	0 *94% Good
Totals:				28,380	25,542

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 31,417

2026 Est. T.C.V. 009-490-084-00				=	95,472
Est. TCV/Total Floor Area = 0.00, Most recent sale 03/01/2002 for 88,000					
2025 Assessed		MBOR	S.E.V.	Base for Cap	IRM
48,700		48,700	48,700	9,837	2.70
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment Losses
	0	-1,000	0	0	265 0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	47,700	47,700	47,700	10,102	10,102 0

009-490-085-00	2026 Est. T.C.V.	MCCURDY JOHN & DONNA
Property Class: 401		7175 W LAKE ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 85 AND THE EAST 60' OF LOT 84 SEC 11 T22N R8W MISSAUKEE PARK 2ND ADD

FORMERLY . SEC 11 T22N R8W LOTS 84 & 85 MISSAUKEE PARK 2ND ADD.
SPLIT/COMBINED ON 08/03/2012 FROM 009-490-084-00;

Split/Comb. on 08/03/2012 completed 08/03/2012 TIM ASSESS LOTS SEPARATELY;
Parent Parcel(s): 009-490-084-00;
Child Parcel(s): 009-490-085-00;

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	44.50	119.89	0.8188	0.9620	1800	100		63,090
C40'@500/FF	44.50	60.00	0.8188	0.8091	500	50	EAST 60' LOT 84	7,370
89 Actual Front Feet, 0.18 Total Acres								70,461
Total Est. Land Value =								70,461

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	13.70	589	0	0
D/W/P: 4in Concrete	6.22	299	0	0
Wood Frame	22.46	160	50	1,797
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,747

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1957

(11) Heating System: Forced Air w/ Ducts
Ground Area = 840 SF Floor Area = 840 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Crawl Space	840		
Total:				105,971	63,581

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,138	683	
Porches				
WGEP (1 Story)	336	20,516	12,310	
Water/Sewer				
Public Sewer	1	1,249	749	
Water Well, 50 Feet	1	3,212	1,927	
Built-Ins				
Appliance Allow.	1	1,822	1,093	
Fireplaces				
Exterior 1 Story	1	5,376	3,226	
Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Totals:				139,284
				83,569

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 102,790

2026 Est. T.C.V. 009-490-085-00 = 175,998

Parcel Number: 009-490-085-00

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 Est. TCV/Total Floor Area = 209.52, Most recent sale 08/31/2012 for 60,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
89,800	89,800	89,800	33,242	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,800	0	0	897	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
88,000	88,000	88,000	34,139	34,139	0	

009-490-086-00	2026 Est. T.C.V.	PIERCE DARRELL & DORIS
Property Class: 401		7195 W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 11 T22N R8W E 1/2 OF LOT 86 MISSAUKEE PARK 2ND ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
 * Factors * E1/2 LOT 86

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	50.00	60.00	0.9457	0.8091	1800	100		68,869
50 Actual Front Feet, 0.07 Total Acres								68,869
Total Est. Land Value =								68,869

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	1300	50	4,205
Wood Frame	24.86	120	50	1,491
Total Estimated Land Improvements True Cash Value =				5,696

Cost Est. for Res. Bldg: 1 Single Family 1S	Cls CD	Blt 1979

(11) Heating System: Forced Air w/ Ducts

Ground Area = 960 SF Floor Area = 960 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	960		
Total:				137,116	89,125

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Porches

CGEP (1 Story)	50	4,369	2,840

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 100 Feet	1	5,415	3,520

Built-Ins

Appliance Allow.	1	1,897	1,233

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good

Totals:	151,282	98,333

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 120,950

2026 Est. T.C.V. 009-490-086-00 = 195,515

Est. TCV/Total Floor Area = 203.66, Most recent sale 07/18/2006 for 15,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
97,500	97,500	97,500	36,322	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	300	0	980	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
97,800	97,800	97,800	37,302	37,302	0	

009-490-086-50	2026 Est. T.C.V.	PIERCE DARRELL & DORIS
Property Class: 401		7205 W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W W 1/2 OF LOT 86 MISSAUKEE PARK 2ND ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

		* Factors *		w1/2 LOT		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A40'@1800/	50.00	60.00	0.9457	0.8091	1800 100	68,869
50 Actual Front Feet, 0.07 Total Acres					Total Est. Land Value =	68,869

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	14.26	200	50	1,426
Wood Frame	34.86	28	71	693
Total Estimated Land Improvements True Cash Value =				2,119

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1962

(11) Heating System: Forced Air w/ Ducts

Ground Area = 616 SF Floor Area = 616 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	616		
Total:				80,086	48,052

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Porches

WCP (1 Story)	96	4,444	2,666

Deck

Treated Wood	36	1,423	854

Water/Sewer

Public Sewer	1	1,300	780

Water Well, 100 Feet	1	5,415	3,249

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Exterior 1 Story	1	5,597	3,358

Local Cost Items

SANITARY SEWER	1	0	0	*90% Good

Totals:	101,347	60,808

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 74,794

2026 Est. T.C.V. 009-490-086-50 = 145,782

Est. TCV/Total Floor Area = 236.66

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
73,400	73,400	73,400	22,458	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-500	0	0	606	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
72,900	72,900	72,900	23,064	23,064	0

009-490-087-00	2026 Est. T.C.V.	GEESEMAN LARRY
Property Class: 401		1916 S ROSE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

LOT 87 MISSAUKEE PARK 2ND ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	50.00	120.00	0.9457	0.9622	500	100		22,750
50 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	22,750

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1900

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 933 SF Floor Area = 933 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	621		
Bi-Level	Siding	Slab	312		
			Total:	107,470	64,483

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	988	593	
Water/Sewer					
Public Sewer		1	1,152	691	
Water Well, 100 Feet		1	5,150	3,090	
Built-Ins					
Appliance Allow.		1	1,607	964	
Porches					
WGEP (1 Story)		16	1,851	1,721	*93% Good
Local Cost Items					
SANITARY SEWER		1	0	0	*89% Good
		Totals:	118,218	71,542	

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 87,997

2026 Est. T.C.V. 009-490-087-00 = 110,747

Est. TCV/Total Floor Area = 118.70

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
57,700	57,700	57,700	31,475	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,300	0	0	849	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
55,400	55,400	55,400	32,324	32,324	0

009-490-088-00	2026 Est. T.C.V.	DVORAK MARK PATRICK
Property Class: 401		1918 S ROSE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 88 MISSAUKEE PARK 2ND ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	50.00	120.00	0.9457	0.9622	500	100		22,750
50 Actual Front Feet, 0.14 Total Acres								
Total Est. Land Value =								22,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1214	50	4,959
Total Estimated Land Improvements True Cash Value =				4,959

Cost Est. for Res. Bldg: 1	Single Family	GRG		Cls	C	Blt	2022

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Plumbing

3 Fixture Bath	1	-4,478	-4,344

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Door Opener	1	527	511

Base Cost	2304	80,248	77,841

Totals:	76,297	74,008

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV:	91,030

2026 Est. T.C.V. 009-490-088-00	=	118,739

Est. TCV/Total Floor Area = 0.00, Most recent sale 03/11/2016 for 7,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
64,400	64,400	64,400	47,399	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-5,000	0	0	1,279	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
59,400	59,400	59,400	48,678	48,678	0

009-490-089-00	2026 Est. T.C.V.	DVORAK MARK & KAREN
Property Class: 402		S ROSE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 89 & 90 MISSAUKEE PARK 2ND ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
* Factors * LOTS 89 & 90

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	50.00	120.00	0.8080	0.9622	500	100		19,437
C40'@500/FF	43.83	121.00	0.8080	0.9642	500	100		17,075
89 Actual Front Feet, 0.27 Total Acres Total Est. Land Value =								36,512

2026 Est. T.C.V. 009-490-089-00 = 36,512

Est. TCV/Total Floor Area = 0.00, Most recent sale 02/03/2023 for 20,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
21,900	21,900	21,900	10,000	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,600	0	270	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
18,300	18,300	18,300	10,270	10,270	0

009-490-091-00	2026 Est. T.C.V.	LOONEY SELWYN E
Property Class: 401		7206 W RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 11 T22N R8W LOTS 91 & 92 MISSAUKEE PARK 2ND ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
 * Factors * 2 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	50.00	120.00	0.7669	0.9622	500	100		18,447
C40'@500/FF	65.67	121.00	0.7669	0.9642	500	100		24,277
116 Actual Front Feet, 0.32 Total Acres Total Est. Land Value =								42,724

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	500	0	0
D/W/P: Asphalt Paving	3.10	1200	0	0
Wood Frame	32.26	80	50	1,290

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				3,665

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C -5 Blt 1995

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1104 SF Floor Area = 1104 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,104		
Total:				165,717	132,569

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	2	8,956	7,165
2 Fixture Bath	1	2,996	2,397

Deck

Treated Wood	168	3,558	2,846
Treated Wood	80	2,182	1,746

Water/Sewer

Public Sewer	1	1,465	1,172
Water Well, 100 Feet	1	5,734	4,587

Built-Ins

Appliance Allow.	1	2,713	2,170

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	1280	30,272	24,218

Local Cost Items

SANITARY SEWER	1	0	0	*85% Good

Totals:	225,015	180,008

Notes: MODULAR - BOCA

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.140 => TCV: 205,209

2026 Est. T.C.V. 009-490-091-00 = 251,598

Est. TCV/Total Floor Area = 227.90, Most recent sale 01/25/2005 for 82,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
113,500	113,500	113,500	54,040	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-490-091-00

Page: 2

0	12,300	0	0	1,459	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
125,800	125,800	125,800	55,499	55,499	55,499

009-490-093-00
Property Class: 402
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

KEGERREIS BRETT & OLIVIA
7211 W MISSAUKEE BLVD
LAKE CITY, MI 49651

SEC 11 T22N R8W LOT 93 MISSAUKEE PARK 2ND ADD.
10/23/23 SEPARATE THE ASSESSMENT OF PLATTED LOT 93 FROM 94 & 95.
FORMERLY SEC 11 T22N R8W LOTS 93, 94 & 95 MISSAUKEE PARK 2ND ADD.

Split/Comb. on 10/26/2023 completed 10/26/2023 TIM ;
Parent Parcel(s): 009-490-093-00;
Child Parcel(s): 009-490-094-00;

10/2023 SEPARATE THE ASSESSMENTS OF LOT 93 FROM 94 & 95 OF THE PLATTED
SUBDIVISION.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	50.00	120.00	0.9457	0.9622	500	100		22,750
50 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	22,750

2026 Est. T.C.V. 009-490-093-00 = 22,750

Est. TCV/Total Floor Area = 20.61, Most recent sale 10/16/2024 for 299,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
13,700	13,700	13,700	13,700	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-2,300	0	-2,300	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,400	11,400	11,400	14,069	11,400	0	

009-490-094-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

KEGERREIS BRETT & OLIVIA
7211 W MISSAUKEE BLVD
LAKE CITY, MI 49651

SEC 11 T22N R8W LOTS 94 & 95 MISSAUKEE PARK 2ND ADD.
SPLIT ON 10/26/2023 FROM 009-490-093-00;

Split/Comb. on 10/26/2023 completed 10/26/2023 TIM ;
Parent Parcel(s): 009-490-093-00;
Child Parcel(s): 009-490-094-00;

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	50.00	120.00	0.7953	0.9622	1800	100		68,869
C40'@500/FF	50.00	120.00	0.7953	0.9622	500	100		19,130
100 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								87,999

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	313	50	1,030
Total Estimated Land Improvements True Cash Value =				1,030

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C Blt 1989

(11) Heating System: Forced Heat & Cool
Ground Area = 1612 SF Floor Area = 1612 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	260		
1 Story	Siding	Crawl Space	1,352		
Total:				216,701	151,691

Other Additions/Adjustments

Exterior			
Brick Veneer	150	2,484	1,739

Plumbing			
Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135
2 Fixture Bath	1	2,996	2,097

Deck			
Treated Wood	252	4,642	3,249

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	528	22,551	15,786
Common Wall: 1/2 Wall	1	-1,294	-906
Door Opener	1	527	369

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Prefab 1 Story	1	2,542	1,779

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 266,961 186,872

Parcel Number: 009-490-094-00

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Notes:

 ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.140 => TCV: 213,034

2026 Est. T.C.V. 009-490-094-00 = 302,063

Est. TCV/Total Floor Area = 187.38, Most recent sale 10/16/2024 for 299,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
136,300	136,300	136,300	136,300	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	14,700	0	3,680	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
151,000	151,000	151,000	139,980	139,980	0	

009-490-096-00	2026 Est. T.C.V.	BERRY TIMOTHY J TRUST
Property Class: 401		1849 S GOLDENROD AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 96 MISSAUKEE PARK 2ND ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	41.00	120.00	0.9938	0.9622	1800	100		70,573
41 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	70,573

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	600	81	2,994
Total Estimated Land Improvements				True Cash Value = 2,994

Cost Est. for Res. Bldg: 1	Single Family	LOG		Cls CD	Blt 1958

(11) Heating System: Forced Hot Water

Ground Area = 984 SF Floor Area = 984 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Slab	984		
			Total:	123,141	73,884

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Deck

Treated Wood	230	4,280	3,467	*81% Good

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	352	13,665	11,069	*81% Good

Water/Sewer

Public Sewer	1	1,300	780

Water Well, 100 Feet	1	5,415	3,249

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Exterior 1 Story	1	5,597	3,358

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good

Totals:	156,480	97,656

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 120,117

2026 Est. T.C.V. 009-490-096-00 = 193,684

Est. TCV/Total Floor Area = 196.83, Most recent sale 12/01/2007 for 115,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
98,800	98,800	98,800	40,294	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,000	0	0	1,087	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
96,800	96,800	96,800	41,381	41,381	0

009-490-097-00	2026 Est. T.C.V.	BERRY TIMOTHY J TRUST
Property Class: 402		W LAKE ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 97 MISSAUKEE PARK 2ND ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	41.00	120.00	0.9938	0.9622	1800	100		70,573
41 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	70,573

2026 Est. T.C.V. 009-490-097-00 = 70,573

Est. TCV/Total Floor Area = 71.72, Most recent sale 12/19/2007 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
35,300	35,300	35,300	9,821	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	265	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,300	35,300	35,300	10,086	10,086	0	

009-500-001-00	2026 Est. T.C.V.	MURRAY SHAWN & TREASURE
Property Class: 401		7074 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 1 NANCY PLAT.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	80.00	150.00	0.9042	0.9042	3800	100		248,552
80 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	248,552

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	156	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1	Single Family	1.5S		Cls CD	Blt 1974

(11) Heating System: Electric Baseboard

Ground Area = 858 SF Floor Area = 1287 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	858		
Total:				154,510	92,706

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,293	1,376

Plumbing

Average Fixture(s)	1	1,185	711
2 Fixture Bath	1	2,502	1,501

Porches

WPP	444	6,962	4,177

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Wood Stove	1	2,107	1,264

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Basement Garage: 1.5Car	1	2,864	1,718

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals:	178,964	107,377

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 182,541

2026 Est. T.C.V. 009-500-001-00 = 432,043

Est. TCV/Total Floor Area = 335.70, Most recent sale 01/11/2021 for 289,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
211,900	211,900	211,900	131,854	2.70

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-500-001-00

Page: 2

0	4,100	0	0	3,560	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
216,000	216,000	216,000	135,414	135,414	0

009-500-002-00	2026 Est. T.C.V.	STROM CALVIN E TRUST
Property Class: 401		S ROBB TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 2 NANCY PLAT.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	70.00	168.00	0.9475	0.9408	3800	100		237,109
70 Actual Front Feet, 0.27 Total Acres							Total Est. Land Value =	237,109

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	480	50	1,961
Total Estimated Land Improvements				True Cash Value = 1,961

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2004

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	784	29,604	23,683
Storage Over Garage	392	5,190	4,152
Door Opener	1	527	422

Totals: 35,321 28,257

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 48,037

2026 Est. T.C.V. 009-500-002-00 = 287,107

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
148,900	148,900	148,900	58,852	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-5,300	0	1,589	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
143,600	143,600	143,600	60,441	60,441	0

009-500-003-00	2026 Est. T.C.V.	STROM CALVIN E TRUST
Property Class: 401		229 S ROBB TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 3 NANCY PLAT.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	65.00	165.00	0.9724	0.9349	3800	100		224,538
65 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	224,538

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	921	50	3,030
Total Estimated Land Improvements			True Cash Value =	3,030

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1962

(11) Heating System: Forced Air w/ Ducts

Ground Area = 888 SF Floor Area = 888 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	888		
			Total:	151,790	98,660

Other Additions/Adjustments

Recreation Room	960	18,211	9,105

Exterior

Brick Veneer	48	795	517

Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924

2 Fixture Bath	1	2,996	1,947

Deck

Treated Wood	476	7,050	4,582

Water/Sewer

Public Sewer	1	1,465	952

Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	198,900	126,549

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 215,133

2026 Est. T.C.V. 009-500-003-00 = 442,701

Est. TCV/Total Floor Area = 498.54

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
215,800	215,800	215,800	101,983	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,600	0	2,753	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

221,400	221,400	221,400	104,736	104,736	0

009-500-004-00	2026 Est. T.C.V.	STROM HARRIET
Property Class: 401		217 S ROBB TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 4 NANCY PLAT.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	70.00	148.00	0.9475	0.9000	3800	100		226,820
70 Actual Front Feet,	0.24	Total Acres			Total Est.		Land Value =	226,820

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	102	0	0
D/W/P: 4in Concrete	6.96	264	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1240 SF Floor Area = 1240 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,240		
			Total:	182,785	118,821

Other Additions/Adjustments

Recreation Room	720	13,658	6,829
Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

WCP (1 Story)	40	2,880	1,872

Deck

Treated Wood	312	5,341	3,472
Treated Wood	312	5,341	3,472

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	468	18,594	12,086

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403
2nd on Same Stack	1	4,280	2,782

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	254,263	163,234

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 277,498

2026 Est. T.C.V. 009-500-004-00 = 505,268
 Est. TCV/Total Floor Area = 407.47, Most recent sale 10/01/1997 for 177,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
244,500	244,500	244,500	130,140	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,100	0	0	3,513	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
252,600	252,600	252,600	133,653	133,653	133,653	

009-500-005-00	2026 Est. T.C.V.	STROM HARRIET
Property Class: 402		S ROBB TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 5 NANCY PLAT.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	132.00	1.0000	0.8647	3800	100		197,140
60 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	197,140

2026 Est. T.C.V. 009-500-005-00 = 197,140

Est. TCV/Total Floor Area = 158.98

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
103,800	103,800	103,800	38,050	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-5,200	0	1,027	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
98,600	98,600	98,600	39,077	39,077	39,077

009-500-006-00	2026 Est. T.C.V.	ORAZEN KERRIE L TRUST
Property Class: 401		101 ROBB TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 6 NANCY PLAT.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	76.00	114.00	0.9206	0.8214	3800	100		218,384
76 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	218,384

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 5 Blt 1998

(11) Heating System: Forced Heat & Cool

Ground Area = 1974 SF Floor Area = 2961 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Pine Logs	Crawl Space	1,494		
1.5 Story	Pine Logs	Slab	480		
		Total:		363,539	272,632

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	2	8,956	6,717

Porches

WCP (1 Story)	31	2,424	1,818
WCP (1 Story)	120	5,836	4,377
WPP	86	2,922	2,191

Deck

Treated Wood	430	6,592	4,944

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	250	13,980	10,485
Storage Over Garage	250	3,310	2,482
No Concrete Floor	250	-1,628	-1,221

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 100 Feet	1	5,734	4,300

Built-Ins

Appliance Allow.	1	2,713	2,035

Fireplaces

Exterior 1 Story	1	6,387	4,790

Local Cost Items

GENERATOR	1	1	1	
SANITARY SEWER	1	0	0	*88% Good

Totals: 423,653 317,716

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 540,117

2026 Est. T.C.V. 009-500-006-00 = 758,501

Est. TCV/Total Floor Area = 256.16, Most recent sale 02/10/2023 for 629,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
349,100	349,100	349,100	327,136	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
14,100	16,100	0	14,100	8,832	0

Parcel Number: 009-500-006-00

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2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
379,300	379,300	379,300	350,068	350,068	0

009-500-007-00	2026 Est. T.C.V.	RHODE ROY C & MARY ANN
Property Class: 401		7108 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 7 NANCY PLAT.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

		* Factors *		BACK LOT		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
F 67' @ 650/	60.00	97.14	1.0394	0.9030	650 100	36,605
60 Actual Front Feet, 0.13 Total Acres						Total Est. Land Value = 36,605

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	500 0	0
D/W/P: 3.5 Concrete	6.58	500 0	0
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 5000	5,000.00	1 95	4,750
Total Estimated Land Improvements True Cash Value =			4,750

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1994

(11) Heating System: Forced Heat & Cool
 Ground Area = 1988 SF Floor Area = 2566 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	832		
1.5 Story	Siding	Crawl Space	1,156		
Total:				307,147	230,360

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Porches

CCP (1 Story)	76	2,319	1,739

Deck

Treated Wood	304	5,247	4,985	*95% Good

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	1	527	395
Base Cost	1440	34,056	25,542

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 100 Feet	1	5,734	4,300

Built-Ins

Appliance Allow.	1	2,713	2,035

Fireplaces

Wood Stove	1	2,503	1,877

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	367,611	276,756

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 340,410

2026 Est. T.C.V. 009-500-007-00

= 381,765

Parcel Number: 009-500-007-00

Page: 2

 Est. TCV/Total Floor Area = 148.78, Most recent sale 04/01/1999 for 20,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
161,800	161,800	161,800	93,902	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	29,100	0	0	2,535	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
190,900	190,900	190,900	96,437	96,437	96,437	

009-500-008-00	2026 Est. T.C.V.	TILLER JAMES & DEBRA ET AL
Property Class: 401		7114 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 2 T22N R8W LOT 8 NANCY PLAT.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

		* Factors *		BACK LOT		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
F 67' @ 650/	60.00	78.11	1.0394	0.8367	650 100	33,917
60 Actual Front Feet, 0.11 Total Acres						33,917
Total Est. Land Value =						33,917

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00	2 95	1,900
Total Estimated Land Improvements True Cash Value =			1,900

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C -5 Blt 1994

(11) Heating System: Forced Heat & Cool

Ground Area = 728 SF Floor Area = 1596 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	728		
1 Story	Siding	Overhang	504		
Total:				177,002	132,753

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Deck

Treated Wood	208	4,093	3,070

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	672	32,189	24,142
Door Opener	1	527	395

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 100 Feet	1	5,734	4,300

Built-Ins

Appliance Allow.	1	2,713	2,035

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 229,623 172,218

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 211,828

2026 Est. T.C.V. 009-500-008-00 = 247,645

Est. TCV/Total Floor Area = 155.17, Most recent sale 06/07/2012 for 80,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
106,100	106,100	106,100	60,682	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	17,700	0	0	1,638	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
123,800	123,800	123,800	62,320	62,320	0

009-510-001-00	2026 Est. T.C.V.	BODE ISAAC L & MOLLIE NICOLE
Property Class: 401		8434 W CAMPFIRE CT
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 1 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	121.60	206.41	1.1325	0.7658	110	100		11,601
122 Actual Front Feet, 0.58 Total Acres							Total Est. Land Value =	11,601

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1600	0	0
D/W/P: 3.5 Concrete	6.58	150	0	0
D/W/P: Crushed Rock	2.26	356	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1975

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 960 SF Floor Area = 960 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	960		
			Total:	162,198	105,423

Other Additions/Adjustments

Recreation Room	1076	20,412	13,268
Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 100 Feet	1	5,734	3,727

Deck

Treated Wood	424	6,530	4,244

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	624	30,457	19,797
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	1	527	343

Built-Ins

Appliance Allow.	1	2,713	1,763

Totals: 239,298 155,538

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 191,312

2026 Est. T.C.V. 009-510-001-00 = 207,663

Est. TCV/Total Floor Area = 216.32, Most recent sale 03/18/2022 for 180,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
89,500	89,500	89,500	81,758	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-510-001-00

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0	14,300	0	0	2,207	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
103,800	103,800	103,800	83,965	83,965	83,965

009-510-002-00	2026 Est. T.C.V.	BODE ISAAC L & MOLLIE NICOLE
Property Class: 402		W CAMPFIRE CT
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 2 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	78.54	272.71	1.2632	0.8211	110	100		8,961
79 Actual Front Feet,	0.49	Total Acres			Total Est.		Land Value =	8,961

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.32	264	50	2,814

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,764

2026 Est. T.C.V. 009-510-002-00 = 12,725

Est. TCV/Total Floor Area = 13.26, Most recent sale 03/18/2022 for 180,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
5,500	5,500	5,500	5,500	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	900	0	148	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,400	6,400	6,400	5,648	5,648	5,648

009-510-003-00	2026 Est. T.C.V.	HILLMAN ANDREW J
Property Class: 401		8462 W CAMPFIRE CT
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 3 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	78.54	404.29	1.2632	0.9060	110	100		9,888
79 Actual Front Feet, 0.73 Total Acres							Total Est. Land Value =	9,888

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	400	50	1,294
Wood Frame	26.22	96	50	1,258
Total Estimated Land Improvements				2,552

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2004

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1120 SF Floor Area = 1120 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,120		
			Total:	156,213	124,971

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	948
3 Fixture Bath	1	3,721	2,977

Water/Sewer

1000 Gal Septic	1	4,386	3,509
Water Well, 100 Feet	1	5,415	4,332

Porches

WCP (1 Story)	120	5,254	4,203

Deck

Treated Wood	100	2,400	1,920

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	19,128
Common Wall: 1 Wall	1	-2,589	-2,071

Built-Ins

Appliance Allow.	1	1,897	1,518

Totals: 201,792 161,435

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 198,565

2026 Est. T.C.V. 009-510-003-00 = 211,005

Est. TCV/Total Floor Area = 188.40, Most recent sale 01/01/1996 for 9,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
90,000	90,000	90,000	55,679	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,500	0	0	1,503	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
105,500	105,500	105,500	57,182	57,182	57,182

009-510-004-00	2026 Est. T.C.V.	HUGHES JEFFREY
Property Class: 401		8465 W CAMPFIRE CT
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 4 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	78.54	388.35	1.2632	0.8969	110	100		9,789
79 Actual Front Feet, 0.70 Total Acres							Total Est. Land Value =	9,789

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C -5 Blt 1996

(11) Heating System: Forced Heat & Cool
 Ground Area = 1664 SF Floor Area = 1664 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,664		
			Total:	213,049	170,434

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 100 Feet	1	5,734	4,587

Deck

Treated Wood	100	2,461	1,969
Treated Wood	9	403	322
Treated Wood	16	716	573

Built-Ins

Appliance Allow.	1	2,713	2,170

Totals: 235,665 188,526

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.990 => TCV: 186,641

2026 Est. T.C.V. 009-510-004-00 = 196,430

Est. TCV/Total Floor Area = 118.05, Most recent sale 01/12/2010 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
75,900	75,900	75,900	32,992	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	22,300	0	0	890	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
98,200	98,200	98,200	33,882	33,882	0	

009-510-005-00	2026 Est. T.C.V.	LIZOTTE SHIRLEY A
Property Class: 402		W CAMPFIRE CT
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 5 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	78.54	345.44	1.2632	0.8711	110	100		9,507
79 Actual Front Feet,	0.62	Total Acres			Total Est.		Land Value =	9,507

2026 Est. T.C.V. 009-510-005-00 = 9,507

Est. TCV/Total Floor Area = 5.71

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
3,900	3,900	3,900	2,534	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	900	0	68	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,800	4,800	4,800	2,602	2,602	2,602	

009-510-006-00	2026 Est. T.C.V.	LIZOTTE SHIRLEY A
Property Class: 401		5068 S NORTH COUNTRY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 6 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	120.00	135.00	1.1362	0.6887	110	100		10,330
120 Actual Front Feet,	0.37	Total Acres			Total Est.	Land Value =		10,330

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	31.56	50	0	0
D/W/P: 4in Concrete	6.47	765	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements		True	Cash Value =	1,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1978

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1482 SF Floor Area = 1482 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,110		
1 Story	Siding	Crawl Space	84		
1 Story	Siding	Crawl Space	288		
		Total:		193,107	135,173

Other Additions/Adjustments

Recreation Room	1000	18,180	12,726
Basement, Outside Entrance, Below Grade	1	2,293	1,605

Plumbing

Average Fixture(s)	1	1,185	829
3 Fixture Bath	1	3,721	2,605
2 Fixture Bath	1	2,502	1,751

Water/Sewer

1000 Gal Septic	1	4,386	3,070
Water Well, 100 Feet	1	5,415	3,790

Porches

CCP (1 Story)	252	6,124	4,287

Deck

Treated Wood	154	3,286	2,300
Treated Wood	60	1,843	1,290

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 720 22,428 15,700

Built-Ins

Appliance Allow.	1	1,897	1,328

Breezeways

Frame Wall	192	11,290	7,903

Totals: 277,657 194,357

Notes:

Parcel Number: 009-510-006-00

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ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 239,059

2026 Est. T.C.V. 009-510-006-00	=	250,389
Est. TCV/Total Floor Area = 168.95		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
107,300 107,300 107,300	61,669	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 17,900 0	0	1,665 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
125,200 125,200 125,200	63,334	63,334 63,334

009-510-007-00	2026 Est. T.C.V.	LIZOTTE SHIRLEY A
Property Class: 402		S NORTH COUNTRY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 7 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	125.00	148.00	1.1247	0.7047	110	100		10,898
125 Actual Front Feet, 0.42 Total Acres							Total Est. Land Value =	10,898

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.86	120	50	1,491
Total Estimated Land Improvements			True Cash Value =	1,491

2026 Est. T.C.V. 009-510-007-00 = 12,389

Est. TCV/Total Floor Area = 8.36

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,200	5,200	5,200	2,913	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	0	78	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,200	6,200	6,200	2,991	2,991	2,991	

009-510-008-00	2026 Est. T.C.V.	MERRITT SCOTT D
Property Class: 401		5114 S NORTH COUNTRY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 8 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	105.00	283.36	1.1748	0.8290	110	100		11,248
105 Actual Front Feet,	0.68	Total Acres			Total Est.		Land Value =	11,248

Cost Est. for Res. Bldg: 1 Single Family TRI Cls C Blt 1977

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1272 SF Floor Area = 1320 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	672		
1 Story	Siding	Slab	600		
1 Story	Siding	Overhang	48		
		Total:		190,176	123,614

Other Additions/Adjustments

Plumbing
 Average Fixture(s) 1 1,422 924

Water/Sewer
 1000 Gal Septic 1 4,689 3,048
 Water Well, 50 Feet 1 3,344 2,174

Porches
 CCP (1 Story) 120 3,497 2,273

Garages
 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 396 18,580 12,077
 Common Wall: 1 Wall 1 -2,589 -1,683

Built-Ins
 Appliance Allow. 1 2,713 1,763

Totals: 221,832 144,190

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 177,354

2026 Est. T.C.V. 009-510-008-00 = 188,602

Est. TCV/Total Floor Area = 142.88

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
79,900	79,900	79,900	49,295	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,400	0	0	1,330	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
94,300	94,300	94,300	50,625	50,625	50,625	

009-510-009-00	2026 Est. T.C.V.	SPANN BRET & THERESA
Property Class: 401		5128 S NORTH COUNTRY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 9 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	107.00	221.34	1.1693	0.7793	110	100		10,725
107 Actual Front Feet,	0.54	Total Acres			Total Est.		Land Value =	10,725

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	814	50	3,325
D/W/P: Crushed Rock	2.26	72	50	81
Wood Frame	27.96	120	50	1,677
Total Estimated Land Improvements				True Cash Value = 5,083

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 2001

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1344 SF Floor Area = 1344 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,344		
			Total:	180,715	144,572

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 100 Feet	1	5,734	4,587

Deck

Treated Wood	61	1,904	1,523
Treated Wood	200	3,984	3,187

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	678	26,828	21,462
Door Opener	1	527	422

Built-Ins

Appliance Allow.	1	2,713	2,170

Totals: 232,994 186,394

Notes: YEAR 2000 REDMAN S/N 11262619

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.990 => TCV: 184,530

2026 Est. T.C.V. 009-510-009-00 = 200,338

Est. TCV/Total Floor Area = 149.06, Most recent sale 08/22/2014 for 30,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
78,700	78,700	78,700	36,728	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	21,500	0	0	991	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
100,200	100,200	100,200	37,719	37,719	37,719	

009-510-010-00	2026 Est. T.C.V.	VANDERLAAN JON & GISELLE
Property Class: 401		5148 S NORTH COUNTRY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 10 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	114.00	180.33	1.1509	0.7404	110	100		10,686
114 Actual Front Feet,	0.47	Total Acres			Total Est.	Land Value =		10,686

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	220	0	0
Wood Frame	28.80	100	50	1,440
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements	True	Cash Value =		2,390

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1994

(11) Heating System: Forced Heat & Cool
 Ground Area = 1168 SF Floor Area = 1168 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,168		
			Total:	163,974	122,980

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Water/Sewer

1000 Gal Septic	1	4,689	3,517
Water Well, 100 Feet	1	5,734	4,300

Deck

Treated Wood	288	5,069	3,802

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	17,932
Common Wall: 1 Wall	1	-2,589	-1,942
Door Opener	1	527	395

Built-Ins

Appliance Allow.	1	2,713	2,035

Porches

CPP	20	548	411

Totals: 210,475 157,854

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 194,160

2026 Est. T.C.V. 009-510-010-00 = 207,236

Est. TCV/Total Floor Area = 177.43, Most recent sale 06/06/2023 for 248,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
89,200	89,200	89,200	81,242	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,400	0	2,193	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

103,600

103,600

103,600

83,435

83,435

83,435

009-510-011-00	2026 Est. T.C.V.	VANDEPOL AMY JEAN TRUST
Property Class: 401		5168 S NORTH COUNTRY DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SECS 34 & 27 T22N R8W LOT 11 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	110.00	160.00	1.1612	0.7186	110	100		10,097
110 Actual Front Feet,	0.40	Total Acres			Total Est.	Land Value =		10,097

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	1700	50	6,230
Total Estimated Land Improvements	True	Cash Value =		6,230

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2003

(11) Heating System: Forced Heat & Cool
 Ground Area = 913 SF Floor Area = 913 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	913		
			Total:	116,054	92,842

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	948

Water/Sewer

1000 Gal Septic	1	4,386	3,509
Water Well, 100 Feet	1	5,415	4,332

Deck

Treated Wood	96	2,355	1,884
Treated Wood	96	2,355	1,884

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	352	15,488	12,390
Common Wall: 1 Wall	1	-2,421	-1,937
Door Opener	1	468	374

Built-Ins

Appliance Allow.	1	1,897	1,518

Totals: 147,182 117,744

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 144,825

2026 Est. T.C.V. 009-510-011-00 = 161,152

Est. TCV/Total Floor Area = 176.51, Most recent sale 02/28/2020 for 118,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
69,800	69,800	69,800	54,010	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	10,800	0	1,458	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
80,600	80,600	80,600	55,468	55,468	55,468	

009-510-012-00	2026 Est. T.C.V.	HANNA ELIZABETH
Property Class: 401		5190 S NORTH COUNTRY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 12 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	110.00	160.00	1.1612	0.7186	110	100		10,097
110 Actual Front Feet,	0.40	Total Acres			Total Est.	Land Value =		10,097

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	600	50	2,451
Wood Frame	24.62	200	50	2,462
Total Estimated Land Improvements		True Cash Value =		4,913

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 1998

(11) Heating System: Forced Heat & Cool

Ground Area = 1232 SF Floor Area = 1232 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,232		
			Total:	195,961	148,929

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,081
3 Fixture Bath	1	4,478	3,403
Separate Shower	1	1,310	996

Water/Sewer

1000 Gal Septic	1	4,689	3,564
Water Well, 100 Feet	1	5,734	4,358

Deck

Treated Wood	176	3,664	2,785

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	18,172
Common Wall: 1.5 Wall	1	-3,883	-2,951
Door Opener	1	527	401

Built-Ins

Appliance Allow.	1	2,713	2,062

Totals: 240,525 182,800

Notes: HUD MANUFACTURED - 2015-03442 AFFMAN 1998 FLEETWOOD INFLW55AB05345BJ1

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.990 => TCV: 180,972

2026 Est. T.C.V. 009-510-012-00 = 195,982

Est. TCV/Total Floor Area = 159.08, Most recent sale 09/17/2015 for 62,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
76,300	76,300	76,300	38,264	2.70		
2026 New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	21,700	0	0	1,033	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
98,000	98,000	98,000	39,297	39,297	39,297	

009-510-013-00	2026 Est. T.C.V.	SECRETARY OF VETERANS AFFAIRS
Property Class: 401		5210 S NORTH COUNTRY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 13 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	110.00	160.00	1.1612	0.7186	110	100		10,097
110 Actual Front Feet, 0.40 Total Acres							Total Est. Land Value =	10,097

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1500	50	6,127
Wood Frame	23.72	288	50	3,415
Metal Prefab	15.09	300	50	2,263
Total Estimated Land Improvements True Cash Value =				11,805

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 2000

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1848 SF Floor Area = 1848 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,560		
1 Story	Siding	Crawl Space	288		
		Total:		253,792	177,661

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 100 Feet	1	5,734	4,014

Deck

Treated Wood	96	2,414	1,690
Treated Wood	340	5,654	3,958

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	728	28,188	19,732
Common Wall: 1 Wall	1	-2,589	-1,812
Door Opener	1	527	369

Built-Ins

Appliance Allow.	1	2,713	1,899

Carports

Aluminum	216	3,087	2,161

Totals: 310,109 217,084

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 267,013

2026 Est. T.C.V. 009-510-013-00 = 288,915

Est. TCV/Total Floor Area = 156.34, Most recent sale 09/01/2000 for 6,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
140,000	140,000	140,000	75,789	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,500	0	2,046	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

144,500	144,500	144,500	77,835	77,835	0

009-510-014-00	2026 Est. T.C.V.	FULLER SINDY
Property Class: 401		5232 S NORTH COUNTRY DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SECS 34 & 27 T22N R8W LOT 14 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	110.00	167.33	1.1612	0.7267	110	100		10,211
110 Actual Front Feet,	0.42	Total Acres			Total Est.	Land Value =		10,211

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1500	50	6,127
D/W/P: 3.5 Concrete	6.58	500	50	1,645
Total Estimated Land Improvements				True Cash Value = 7,772

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2005

(11) Heating System: Forced Heat & Cool

Ground Area = 1644 SF Floor Area = 1644 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,644		
			Total:	251,188	200,949

Other Additions/Adjustments

Recreation Room	300	5,691	4,553

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 100 Feet	1	5,734	4,587

Deck

Treated Wood	160	3,446	2,757

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	575	23,886	19,109
Common Wall: 2 Wall	1	-5,177	-4,142
Door Opener	1	527	422

Built-Ins

Appliance Allow.	1	2,713	2,170

Porches

CCP (1 Story)	24	1,185	948

Totals: 299,782 239,824

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 294,984

2026 Est. T.C.V. 009-510-014-00 = 312,967

Est. TCV/Total Floor Area = 190.37, Most recent sale 01/02/2026 for 335,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
134,100	134,100	134,100	108,338	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	22,400	0	0	2,925	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
156,500	156,500	156,500	111,263	111,263	111,263	

009-510-015-00	2026 Est. T.C.V.	SAUL JOSHUA & BRANDY
Property Class: 401		5250 S NORTH COUNTRY DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SECS 34 & 27 T22N R8W LOT 15 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	120.00	172.90	1.1362	0.7327	110	100		10,989
120 Actual Front Feet,	0.48	Total Acres			Total Est.		Land Value =	10,989

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1200	50	4,902
D/W/P: 3.5 Concrete	6.58	150	50	493
Wood Frame	27.96	120	50	1,677

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements				8,012

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2005

(11) Heating System: Forced Heat & Cool

Ground Area = 1536 SF Floor Area = 1536 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,536		
			Total:	236,927	201,388

Other Additions/Adjustments

Recreation Room	715	13,564	11,529

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

CCP (1 Story)	36	1,218	1,035
CPP	140	2,839	2,413

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	576	28,771	24,455
Common Wall: 2 Wall	1	-5,177	-4,400
Door Opener	1	527	448

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals: 297,705 253,049

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 311,250

2026 Est. T.C.V. 009-510-015-00 = 330,251

Est. TCV/Total Floor Area = 215.01, Most recent sale 05/19/2025 for 350,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
135,100	135,100	135,100	73,817	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
7,600	22,400	0	7,600	83,683	0	

Parcel Number: 009-510-015-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
165,100	165,100	165,100	83,410	165,100	165,100

009-510-017-00	2026 Est. T.C.V.	POTESTA PAUL & SHARON
Property Class: 401		8435 W WHISPERING PINE CIR S
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SECS 34 & 27 T22N R8W LOTS 16 & 17. NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	120.00	156.00	0.9765	0.7141	110	100	LOT 16	9,204
A 200' @ 110/	100.00	157.00	0.9765	0.7152	110	100	LOT 17	7,682
220 Actual Front Feet, 0.79 Total Acres								Total Est. Land Value = 16,886

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	2700	50	9,396
Total Estimated Land Improvements True Cash Value =				9,396

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1996

(11) Heating System: Forced Heat & Cool

Ground Area = 1400 SF Floor Area = 1400 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,400		
Total:				208,245	156,171

Other Additions/Adjustments

Recreation Room	1100	20,867	15,650

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Water/Sewer

1000 Gal Septic	1	4,689	3,517
Water Well, 100 Feet	1	5,734	4,300

Porches

WCP (1 Story)	160	7,272	5,454
CCP (1 Story)	30	1,044	783

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	768	35,382	26,536
Common Wall: 1 Wall	1	-2,589	-1,942
Door Opener	1	527	395

Built-Ins

Appliance Allow.	1	2,713	2,035

Totals:	289,784	217,323

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 267,307

2026 Est. T.C.V. 009-510-017-00 = 293,589

Est. TCV/Total Floor Area = 209.71

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
126,000	126,000	126,000	76,552	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	20,800	0	0	2,066	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
146,800	146,800	146,800	78,618	78,618	78,618	

009-510-018-00	2026 Est. T.C.V.	FRALEY CHRISTINE
Property Class: 401		8405 W WHISPERING PINE CIR S
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 18 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	105.00	159.00	1.1748	0.7175	110	100		9,735
105 Actual Front Feet,	0.38	Total Acres			Total Est.	Land Value =		9,735

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Picket, 12-24	20.50	382	50	3,915
D/W/P: 3.5 Concrete	6.58	60	50	197
Wood Frame	24.83	195	50	2,421
Total Estimated Land Improvements				True Cash Value = 6,533

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1998

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1144 SF Floor Area = 1144 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,144		
			Total:	148,877	111,663

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Water/Sewer

1000 Gal Septic	1	4,689	3,517
Water Well, 100 Feet	1	5,734	4,300

Deck

Treated Wood	192	3,882	2,911

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	400	18,692	14,019
Common Wall: 1 Wall	1	-2,589	-1,942
Door Opener	1	527	395

Built-Ins

Appliance Allow.	1	2,713	2,035

Totals: 188,425 141,322

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 173,826

2026 Est. T.C.V. 009-510-018-00 = 190,094

Est. TCV/Total Floor Area = 166.17, Most recent sale 05/12/2017 for 89,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
81,800	81,800	81,800	59,505	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,200	0	0	1,606	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
95,000	95,000	95,000	61,111	61,111	61,111

009-510-019-00	2026 Est. T.C.V.	GOULDER JOAN M
Property Class: 401		8395 W WHISPERING PINE CIR S
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 19 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	110.00	161.00	1.1612	0.7197	110	100		10,113
110 Actual Front Feet,	0.41	Total Acres			Total Est.	Land Value =		10,113

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	674	50	2,753
Wood Frame	27.96	120	50	1,677
Total Estimated Land Improvements			True Cash Value =	4,430

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C 10 Blt 1999

(11) Heating System: Forced Heat & Cool

Ground Area = 1248 SF Floor Area = 1248 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,248		
			Total:	191,192	172,077

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,280
3 Fixture Bath	1	4,478	4,030

Water/Sewer

1000 Gal Septic	1	4,689	4,220
Water Well, 100 Feet	1	5,734	5,161

Deck

Treated Wood	240	4,500	4,050
Treated Wood	120	2,840	2,556

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	576	28,771	25,894
Common Wall: 1 Wall	1	-2,589	-2,330

Built-Ins

Appliance Allow.	1	2,713	2,442

Totals: 243,750 219,380

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.990 => TCV: 217,186

2026 Est. T.C.V. 009-510-019-00 = 231,729

Est. TCV/Total Floor Area = 185.68, Most recent sale 08/12/2021 for 125,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
90,900	90,900	90,900	72,292	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	25,000	0	0	1,951	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
115,900	115,900	115,900	74,243	74,243	74,243	

009-510-020-00	2026 Est. T.C.V.	ROOT RENTALS LLC
Property Class: 401		W WHISPERING PINE CIR S
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 20 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	162.00	1.1892	0.7208	110	100		9,430
100 Actual Front Feet, 0.37 Total Acres							Total Est. Land Value =	9,430

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	336	50	1,231
D/W/P: 3.5 Concrete	6.16	40	50	123
D/W/P: 3.5 Concrete	6.16	40	50	123

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/CHALF/06'/211	20.20	200	50	2,020
Total Estimated Land Improvements True Cash Value =				3,497

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 2013

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1848 SF Floor Area = 1848 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,848		
			Total:	208,557	187,702

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	1,066
3 Fixture Bath	1	3,721	3,349

Water/Sewer

1000 Gal Septic	1	4,386	3,947
Water Well, 50 Feet	1	3,344	3,010

Deck

Treated Wood	280	4,869	4,382
Treated Wood	96	2,355	2,119

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	784	26,625	23,962

Totals:	255,042	229,537

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.140 => TCV: 261,672

2026 Est. T.C.V. 009-510-020-00 = 274,599

Est. TCV/Total Floor Area = 148.59, Most recent sale 06/20/2013 for 6,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
126,000	126,000	126,000	54,005	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	11,300	0	0	1,458	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
137,300	137,300	137,300	55,463	55,463	0	

009-510-021-00	2026 Est. T.C.V.	ROOT RENTALS LLC
Property Class: 401		W WHISPERING PINE CIR S
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 21 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	162.00	1.1892	0.7208	110	100		9,430
100 Actual Front Feet, 0.37 Total Acres					Total Est.		Land Value =	9,430

2026 Est. T.C.V. 009-510-021-00 = 9,430

Est. TCV/Total Floor Area = 5.10

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
3,900	3,900	3,900	1,898	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	800	0	51	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,700	4,700	4,700	1,949	1,949	0	

009-510-022-00	2026 Est. T.C.V.	ENGLISH NICOLE K TRUST
Property Class: 401		8333 W WHISPERING PINE CIR S
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 22 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	162.00	1.1892	0.7208	110	100		9,430
100 Actual Front Feet,	0.37	Total Acres			Total Est.		Land Value =	9,430

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2021

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Plumbing

3 Fixture Bath	1	-4,478	-4,344

Garages

Class: C Exterior: Pole (Unfinished)			
Base Cost	1600	37,840	36,705
Totals:		33,362	32,361

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 39,804

2026 Est. T.C.V.	009-510-022-00	=	49,234
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/10/2014 for 3,700			
2025 Assessed	MBOR	S.E.V.	Base for Cap
21,700	21,700	21,700	17,698
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	2,900	0	477
2026 Assessed	MBOR	S.E.V.	Capped
24,600	24,600	24,600	18,175
			->Taxable<-
			PRE/MBT
			18,175

009-510-023-00	2026 Est. T.C.V.	OTBERG KRISTOPHER L & WAGONER BRITT
Property Class: 402		W WHISPERING PINE CIR S
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 23 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	164.00	1.1892	0.7231	110	100		9,459
100 Actual Front Feet, 0.38 Total Acres							Total Est. Land Value =	9,459

2026 Est. T.C.V. 009-510-023-00 = 9,459

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/30/2021 for 251,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
3,900	3,900	3,900	2,273	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	800	0	0	61	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,700	4,700	4,700	2,334	2,334	2,334

009-510-024-00	2026 Est. T.C.V.	OTBERG KRISTOPHER L & WAGONER BRITT
Property Class: 401		8295 W WHISPERING PINE CIR S
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 24 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	183.00	1.1892	0.7431	110	100		9,721
100 Actual Front Feet,	0.42	Total Acres			Total Est.		Land Value =	9,721

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements				True Cash Value = 940

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2000

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1330 SF Floor Area = 1330 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,330		
			Total:	214,680	182,454

Other Additions/Adjustments

Recreation Room	790	14,986	12,738

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	2	8,956	7,613

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

CCP (1 Story)	42	1,380	1,173

Deck

Treated Wood	80	2,182	1,855

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	483	21,233	18,048
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	1	527	448

Built-Ins

Appliance Allow.	1	2,713	2,306

Fireplaces

Direct-Vented Gas	1	2,963	2,519

Totals:	278,876	237,022

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 291,537

2026 Est. T.C.V. 009-510-024-00 = 302,198

Est. TCV/Total Floor Area = 227.22, Most recent sale 12/30/2021 for 251,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
129,000	129,000	129,000	110,939	2.70

Parcel Number: 009-510-024-00

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2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	22,100	0	0	2,995	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	151,100	151,100	151,100	113,934	113,934	113,934

009-510-025-00
 Property Class: 402
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

SKIERA JAMES H & CHRISTY
 W WHISPERING PINE CIR S
 LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 25 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	246.00	1.1892	0.8002	110	100		10,468
100 Actual Front Feet, 0.56 Total Acres					Total Est.		Land Value =	10,468

2026 Est. T.C.V. 009-510-025-00

= 10,468

Est. TCV/Total Floor Area = 7.87

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
4,300	4,300	4,300	1,898	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	900	0	0	51	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,200	5,200	5,200	1,949	1,949	1,949	

009-510-026-00	2026 Est. T.C.V.	SKIERA JAMES M
Property Class: 401		8269 W WHISPERING PINE CIR S
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 26 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	137.00	157.00	1.0992	0.7152	110	100		11,848
137 Actual Front Feet,	0.49	Total Acres			Total Est.		Land Value =	11,848

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	75	0	0
D/W/P: 4in Ren. Conc.	8.17	1245	0	0
Wood Frame	26.29	160	50	2,103
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	3	95	2,850
Total Estimated Land Improvements				4,953
True Cash Value =				4,953

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1978

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1776 SF Floor Area = 1776 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,248		
1 Story	Siding	Slab	528		
		Total:		252,652	164,223

Other Additions/Adjustments

Exterior			
Brick Veneer	208	3,444	2,239

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 100 Feet	1	5,734	3,727

Deck

Treated Wood	320	5,434	3,532

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	728	28,188	18,322
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	1	527	343

Built-Ins

Appliance Allow.	1	2,713	1,763

Totals: 306,692 199,349

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 245,199

2026 Est. T.C.V. 009-510-026-00 = 262,000

Est. TCV/Total Floor Area = 147.52

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
111,900	111,900	111,900	65,206	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

Parcel Number: 009-510-026-00

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0	19,100	0	0	1,760	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
131,000	131,000	131,000	66,966	66,966	66,966

009-510-027-00	2026 Est. T.C.V.	SKIERA JAMES M
Property Class: 402		W FRIENDLY CT
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 27 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	110.00	225.00	1.1612	0.7825	110	100		10,995
110 Actual Front Feet, 0.57 Total Acres							Total Est. Land Value =	10,995

2026 Est. T.C.V. 009-510-027-00 = 10,995

Est. TCV/Total Floor Area = 6.19

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
4,500	4,500	4,500	2,534	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	0	68	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,500	5,500	5,500	2,602	2,602	2,602	

009-510-028-00
 Property Class: 402
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

SKIERA JAMES M & CHRISTY
 W FRIENDLY CT
 LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 28 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	210.00	1.1892	0.7692	110	100		10,062
100 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	10,062

2026 Est. T.C.V. 009-510-028-00 = 10,062

Est. TCV/Total Floor Area = 5.67, Most recent sale 06/01/1996 for 5,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
4,100	4,100	4,100	1,898	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	900	0	0	51	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	1,949	1,949	1,949	

009-510-029-00
 Property Class: 402
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

SKIERA JAMES M & CHRISTY
 W FIRENDLY CT
 LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 29 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	90.00	168.00	1.2209	0.7274	110	100		8,793
90 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	8,793

2026 Est. T.C.V. 009-510-029-00

= 8,793

Est. TCV/Total Floor Area = 4.95

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
3,600	3,600	3,600	1,898	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	800	0	51	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,400	4,400	4,400	1,949	1,949	1,949	

009-510-030-00	2026 Est. T.C.V.	BLOHM NATHAN & PAITON
Property Class: 401		8210 FRIENDLY CT
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 30 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

		* Factors *		IRREGULAR		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 200' @ 110/	90.00	290.40	1.2209	0.8341	110 100	10,082
90 Actual Front Feet, 0.60 Total Acres						Total Est. Land Value = 10,082

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	768	50	1,190
D/W/P: 4in Concrete	6.96	230	50	800
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/CHALF/04'/211	14.00	140	50	980
Total Estimated Land Improvements True Cash Value =				2,970

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1991

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1120 SF Floor Area = 1120 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,120		
Total:				167,739	117,419

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	1,909

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135
2 Fixture Bath	1	2,996	2,097

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 100 Feet	1	5,734	4,014

Porches

WCP (1 Story)	80	4,489	3,142
WPP	230	5,113	3,579

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	784	29,604	20,723
Common Wall: 1 Wall	1	-2,589	-1,812
Door Opener	1	527	369

Built-Ins

Appliance Allow.	1	2,713	1,899

Deck

w/Roof (Roof portion)	48	937	656

Totals:	230,579	161,407

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 198,531

2026 Est. T.C.V. 009-510-030-00 = 211,583

Est. TCV/Total Floor Area = 188.91, Most recent sale 02/13/2025 for 285,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-510-030-00

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	80,400	80,400	80,400	51,690	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	9,800	15,600	0	9,800	44,310	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	105,800	105,800	105,800	62,885	105,800	105,800

009-510-031-00	2026 Est. T.C.V.	FEISTER MICHAEL L & CATHY
Property Class: 401		FRIENDLY CT
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 31 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	132.00	145.20	1.1095	0.7014	110	100		11,299
132 Actual Front Feet, 0.44 Total Acres							Total Est. Land Value =	11,299

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.96	192	94	4,504
Total Estimated Land Improvements True Cash Value =				4,504

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2025

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Deck

Treated Wood	176	3,664	3,627
w/Roof (Roof portion)	288	4,406	4,362

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	864	21,548	21,333

Totals:	29,618	29,322

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 36,066

2026 Est. T.C.V. 009-510-031-00 = 51,869

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/01/2002 for 158,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
17,600	17,600	17,600	14,755	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
6,200	2,100	0	6,200	398	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,900	25,900	25,900	21,353	21,353	21,353	

009-510-032-00	2026 Est. T.C.V.	FEISTER MICHAEL L & CATHY
Property Class: 401		8242 FRIENDLY CT
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 32 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	110.00	163.00	1.1612	0.7220	110	100		10,144
110 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	10,144

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1936	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1565 SF Floor Area = 1565 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Basement	1,565		
			Total:	246,914	160,494

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911
2 Fixture Bath	1	2,996	1,947

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 100 Feet	1	5,734	3,727

Porches

CGEP (1 Story)	270	16,197	10,528
CCP (1 Story)	28	983	639

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	500	21,745	14,134
Door Opener	1	527	343

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Breezeways

Frame Wall	125	8,438	5,485

Totals: 324,798 211,119

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 259,676

2026 Est. T.C.V. 009-510-032-00

= 271,720

Est. TCV/Total Floor Area = 173.62

Parcel Number: 009-510-032-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	114,700	114,700	114,700	69,900	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	21,200	0	0	1,887	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	135,900	135,900	135,900	71,787	71,787	71,787

FEISTER MICHAEL L & CATHY
FRIENDLY CT
LAKE CITY, MI 49651

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

2026 Est. T.C.V. 009-510-033-00					=	3,451
Est. TCV/Total Floor Area = 2.21						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
1,400	1,400	1,400	1,400	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	0	37	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,700	1,700	1,700	1,437	1,437	1,437	

009-510-033-50	2026 Est. T.C.V.	HINGSTON JEFFERY E & TONJA S
Property Class: 401		8278 W WHISPERING PINE CIR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SECS 34 & 27 T22N R8W LOT 33 EXC E'LY 25 FT THOF. NORTH COUNTRY SUB

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	105.00	186.00	1.1748	0.7462	110	100		10,125
105 Actual Front Feet, 0.45 Total Acres							Total Est. Land Value =	10,125

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	416	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 1995

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1216 SF Floor Area = 1824 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,216		
			Total:	261,501	209,215

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582
2 Fixture Bath	1	2,996	2,397

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 100 Feet	1	5,734	4,587

Porches

WCP (1 Story)	120	5,836	4,669

Deck

Treated Wood	144	3,217	2,574

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	936	33,874	27,099
Storage Over Garage	936	12,393	9,914

Built-Ins

Appliance Allow.	1	2,713	2,170

Breezeways

Frame Wall	72	4,860	3,888

Totals: 343,713 274,984

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 338,230

2026 Est. T.C.V. 009-510-033-50 = 349,305

Est. TCV/Total Floor Area = 191.50

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
149,000	149,000	149,000	90,497	2.70

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-510-033-50

Page: 2

0	25,700	0	0	2,443	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
174,700	174,700	174,700	92,940	92,940	92,940

009-510-034-00	2026 Est. T.C.V.	INKSTON JEFFERY E & TONJA S
Property Class: 401		W WHISPERING PINE CIR N
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 34 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	135.00	187.00	1.1033	0.7472	110	100		12,241
135 Actual Front Feet, 0.58 Total Acres							Total Est. Land Value =	12,241

2026 Est. T.C.V. 009-510-034-00 = 12,241

Est. TCV/Total Floor Area = 6.71, Most recent sale 04/01/2000 for 176,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,000	5,000	5,000	3,168	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,100	0	85	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,100	6,100	6,100	3,253	3,253	3,253	

009-510-035-00	2026 Est. T.C.V.	HITE ANGELA M & WILLIAM E
Property Class: 401		8290 W WHISPERING PINE CIR N
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 35 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	134.00	153.00	1.1053	0.7106	110	100		11,577
134 Actual Front Feet,	0.47	Total Acres			Total Est.	Land Value =		11,577

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	254	0	0
D/W/P: Asphalt Paving	3.10	1200	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family BI Cls C Blt 1978

(11) Heating System: Forced Heat & Cool
 Ground Area = 1250 SF Floor Area = 1298 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	600		
1 Story	Siding	Crawl Space	650		
1 Story	Siding	Overhang	48		
Total:				193,682	135,577

Other Additions/Adjustments

Recreation Room	474	8,992	6,294
Basement, Outside Entrance, Below Grade	1	2,727	1,909

Plumbing

Average Fixture(s)	1	1,422	995
2 Fixture Bath	1	2,996	2,097

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 100 Feet	1	5,734	4,014

Porches

CCP (1 Story)	36	1,218	853

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	550	23,188	16,232
Common Wall: 1 Wall	1	-2,589	-1,812

Built-Ins

Appliance Allow.	1	2,713	1,899

Totals:	244,772	171,340

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 210,748

2026 Est. T.C.V. 009-510-035-00 = 223,275

Est. TCV/Total Floor Area = 172.01, Most recent sale 09/29/2025 for 275,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
77,700	77,700	77,700	48,577	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-510-035-00

Page: 2

23,600	10,300	0	23,600	39,423	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
111,600	111,600	111,600	73,488	111,600	111,600

009-510-036-00	2026 Est. T.C.V.	HOLMES ALVIN J JR & AMANDA MARIE
Property Class: 401		8304 W WHISPERING PINE CIR N
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 36 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	96.00	161.00	1.2014	0.7197	110	100		9,131
96 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	9,131

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	66	50	229
D/W/P: Brick on Sand	18.00	260	50	2,340
D/W/P: 4in Ren. Conc.	8.17	890	50	3,635
Wood Frame	35.72	60	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/CHALF/04'/211	14.00	380	100	5,320
Total Estimated Land Improvements True Cash Value =				12,494

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 2004

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1120 SF Floor Area = 1120 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,120		
			Total:	167,739	142,580

Other Additions/Adjustments

Recreation Room	1000	18,970	16,124

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806
2 Fixture Bath	1	2,996	2,547

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

WCP (1 Story)	120	5,836	4,961
WPP	384	6,847	5,820

Deck

Treated Wood	128	2,977	2,530

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	784	29,604	25,163

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals:	254,005	215,906

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 265,564

Parcel Number: 009-510-036-00

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2026 Est. T.C.V. 009-510-036-00 = 287,189
 Est. TCV/Total Floor Area = 256.42, Most recent sale 03/16/2022 for 249,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
123,100	123,100	123,100	111,554	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	20,500	0	0	3,011	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
143,600	143,600	143,600	114,565	114,565	114,565

009-510-037-00	2026 Est. T.C.V.	TIGHE JUSTIN & JESSICA
Property Class: 401		8320 W WHISPERING PINE CIR N
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 37 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	234.59	1.1892	0.7908	110	100		10,344
100 Actual Front Feet, 0.54 Total Acres							Total Est. Land Value =	10,344

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	200	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family BI Cls C 5 Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1172 SF Floor Area = 1222 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	600		
1 Story	Siding	Basement	572		
1 Story	Siding	Overhang	50		
		Total:		196,931	128,025

Other Additions/Adjustments

Basement Living Area	600	21,102	13,716
Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 100 Feet	1	5,734	3,727

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	528	22,551	14,658
Common Wall: 1 Wall	1	-2,589	-1,683

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Porches

CCP (1 Story)	24	1,185	770

Totals: 265,848 172,820

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 212,569

2026 Est. T.C.V. 009-510-037-00 = 223,863

Est. TCV/Total Floor Area = 183.19, Most recent sale 06/16/2006 for 136,250

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-510-037-00

Page: 2

	95,700	95,700	95,700	59,943	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	16,200	0	0	1,618	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	111,900	111,900	111,900	61,561	61,561	61,561

009-510-038-00	2026 Est. T.C.V.	MCGINESS WILLIAM & MARCIA TRUST
Property Class: 401		8348 W WHISPERING PINE CIR N
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 38 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	95.95	211.33	1.2016	0.7704	110	100		9,770
96 Actual Front Feet,	0.47	Total Acres			Total Est.		Land Value =	9,770

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	277	0	0
D/W/P: 4in Ren. Conc.	8.17	1134	0	0
D/W/P: Brick on Sand	18.00	111	0	0
D/W/P: Patio Blocks	15.58	440	0	0
Wood Frame	27.96	120	50	1,677

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements				True Cash Value = 6,677

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1716 SF Floor Area = 1716 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,324		
1 Story	Siding	Basement	392		
		Total:		254,598	178,217

Other Additions/Adjustments

Exterior

Brick Veneer	200	3,312	2,318

Plumbing

Average Fixture(s)	1	1,422	995
2 Fixture Bath	1	2,996	2,097

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 50 Feet	1	3,344	2,341

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	550	23,188	16,232
Common Wall: 1 Wall	1	-2,589	-1,812

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	672	26,665	18,665

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Interior 1 Story	1	5,235	3,664

Totals:	325,573	227,898

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 280,315

2026 Est. T.C.V. 009-510-038-00

= 296,762

Est. TCV/Total Floor Area = 172.94

Parcel Number: 009-510-038-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	126,700	126,700	126,700	75,303	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	21,700	0	0	2,033	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	148,400	148,400	148,400	77,336	77,336	77,336

009-510-039-00	2026 Est. T.C.V.	GOSSETT TRAVIS & SAMANTHA
Property Class: 401		8358 W WHISPERING PINE CIR N
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 39 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	145.00	1.1892	0.7011	110	100		9,172
100 Actual Front Feet,	0.33	Total Acres			Total Est.		Land Value =	9,172

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1116	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1977

(11) Heating System: Forced Heat & Cool

Ground Area = 1144 SF Floor Area = 1188 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	572		
1 Story	Siding	Crawl Space	572		
1 Story	Siding	Overhang	44		
			Total:	188,749	122,669

Other Additions/Adjustments

Recreation Room	462	8,764	5,697
Plumbing			
Average Fixture(s)	1	1,422	924
Water/Sewer			
1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174
Deck			
Treated Wood	88	2,306	1,499
Treated Wood	308	5,295	3,442
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	1008	35,855	23,306
Built-Ins			
Appliance Allow.	1	2,713	1,763
Porches			
CPP	20	548	356
Totals:			253,685
			164,878

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 202,800

2026 Est. T.C.V. 009-510-039-00 = 213,872

Est. TCV/Total Floor Area = 180.03, Most recent sale 10/15/2021 for 191,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
91,700	91,700	91,700	80,135	2.70
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses				
0	15,200	0	0	2,163
				0

Parcel Number: 009-510-039-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
106,900	106,900	106,900	82,298	82,298	82,298

009-510-040-00	2026 Est. T.C.V.	ODELL KELSEY & FAGERMAN AUSTIN
Property Class: 401		8383 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 40 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	164.00	1.1892	0.7231	110	100		9,459
100 Actual Front Feet, 0.38 Total Acres							Total Est. Land Value =	9,459

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Modular	21.87	200	50	2,187
Total Estimated Land Improvements True Cash Value =				2,187

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C 5 Blt 1998

(11) Heating System: Forced Heat & Cool

Ground Area = 1040 SF Floor Area = 1040 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,040		
			Total:	177,867	151,184

Other Additions/Adjustments

Recreation Room	524	9,940	8,449
Basement, Outside Entrance, Above Grade	1	1,980	1,683

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

WCP (1 Story)	196	8,373	7,117

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Basement Garage: 1 Car	1	2,778	2,361
Door Opener	1	527	448

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals: 220,501 187,423

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.140 => TCV: 213,662

2026 Est. T.C.V. 009-510-040-00 = 225,308

Est. TCV/Total Floor Area = 216.64, Most recent sale 11/10/2023 for 210,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
102,600	102,600	102,600	92,790	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	10,100	0	0	2,505	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
112,700	112,700	112,700	95,295	95,295	95,295

009-510-042-00	2026 Est. T.C.V.	RICHARDSON CODY T & KATHERINE K
Property Class: 402		W WHISPERING PINE CIRCLE N
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 42 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	105.00	141.00	1.1748	0.6963	110	100		9,447
105 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	9,447

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.39	160	50	1,871
Total Estimated Land Improvements				1,871

2026 Est. T.C.V. 009-510-042-00 = 11,318

Est. TCV/Total Floor Area = 10.88, Most recent sale 05/09/2006 for 7,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
4,800	4,800	4,800	2,934	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	900	0	0	79	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,700	5,700	5,700	3,013	3,013	3,013

009-510-043-00	2026 Est. T.C.V.	RICHARDSON CODY & KATHERINE
Property Class: 401		8398 W WHISPERING PINE CIR N
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 43 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	116.00	130.00	1.1459	0.6823	110	100		9,976
116 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	9,976

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	152	71	710
Total Estimated Land Improvements True Cash Value =				710

Cost Est. for Res. Bldg: 1 Single Family BI Cls C Blt 1976

(11) Heating System: Forced Air w/ Ducts

Ground Area = 960 SF Floor Area = 1464 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Bi-Level	Siding	Bi-Lev. 40%	960		
1 Story	Siding	Overhang	120		
		Total:		186,779	130,743

Other Additions/Adjustments

Exterior

Brick Veneer	160	2,650	1,855

Plumbing

Average Fixture(s)	1	1,422	995
2 Fixture Bath	1	2,996	2,097

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 50 Feet	1	3,344	2,341

Porches

CCP (1 Story)	48	1,531	1,072

Deck

Treated Wood	436	6,649	4,654

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	16,737
Common Wall: 1 Wall	1	-2,589	-1,812

Built-Ins

Appliance Allow.	1	2,713	1,899

Totals: 234,094 163,863

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 201,551

2026 Est. T.C.V. 009-510-043-00 = 212,237

Est. TCV/Total Floor Area = 144.97, Most recent sale 07/06/2017 for 135,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
91,000	91,000	91,000	66,836	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	15,100	0	0	1,804	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
106,100	106,100	106,100	68,640	68,640	68,640	

009-510-044-00	2026 Est. T.C.V.	OAKLAND TERRY JO
Property Class: 401		8376 W WHISPERING PINE CIR N
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOTS 41 & 44. NORTH COUNTRY SUB.

00 COMBOW/041-00 FOR 01

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	105.00	285.00	1.1748	0.8302	110	100	LOT 44	11,265
105 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =	11,265

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	840	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1	Single Family	BI	Cls	C	Blt	1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = 970 SF Floor Area = 1869 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Bi-Level	Siding	Bi-Lev. 80%	970		
1 Story	Siding	Overhang	82		
1 Story	Siding	Overhang	41		
		Total:		202,271	131,476

Other Additions/Adjustments

Basement, Outside Entrance, Above Grade	1	1,980	1,287

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174

Porches

CPP	126	2,597	1,688

Deck

Treated Wood	548	7,727	5,023

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	15,541
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	2	1,054	685

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Wood Stove	1	2,503	1,627

Totals:	256,099	166,464

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 204,751

Parcel Number: 009-510-044-00

Page: 2

2026 Est. T.C.V. 009-510-044-00 = 218,391
 Est. TCV/Total Floor Area = 116.85, Most recent sale 09/08/2015 for 106,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
93,900	93,900	93,900	69,235	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	15,300	0	0	1,869	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
109,200	109,200	109,200	71,104	71,104	0

009-510-045-00	2026 Est. T.C.V.	ROYAL JENNIFER L
Property Class: 401		5085 S NORTH COUNTRY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 45 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	110.00	155.00	1.1612	0.7129	110	100		10,017
110 Actual Front Feet,	0.39	Total Acres			Total Est.	Land Value =		10,017

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	792	0	0
Wood Frame	20.80	320	50	3,328
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				4,278

Cost Est. for Res. Bldg: 1 Single Family TRI Cls CD Blt 1977

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1196 SF Floor Area = 1842 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Tri-Level	Siding	Crawl Space	1,196		
1 Story	Siding	Overhang	48		
			Total:	199,167	129,458

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770
2 Fixture Bath	1	2,502	1,626

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 50 Feet	1	3,344	2,174

Porches

CCP (1 Story)	96	2,609	1,696
CGEP (1 Story)	16	1,673	1,087

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	528	20,217	13,141
Common Wall: 1 Wall	1	-2,421	-1,574

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Exterior 1 Story	1	5,597	3,638

Totals: 240,156 156,100

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 192,003

2026 Est. T.C.V. 009-510-045-00 = 206,298

Est. TCV/Total Floor Area = 112.00, Most recent sale 08/12/2011 for 88,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
88,000	88,000	88,000	50,210	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	15,100	0	1,355	0

Parcel Number: 009-510-045-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
103,100	103,100	103,100	51,565	51,565	51,565

009-510-046-00	2026 Est. T.C.V.	BURNS GERALD P SR
Property Class: 401		8375 W WHISPERING PINE CIR N
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 46 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	158.00	1.1892	0.7164	110	100		9,371
100 Actual Front Feet,	0.36	Total Acres			Total Est.	Land Value =		9,371

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1300	71	6,073
Total Estimated Land Improvements		True Cash Value =		6,073

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1977

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1104 SF Floor Area = 1104 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,104		
			Total:	174,437	122,106

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
2 Fixture Bath	1	2,996	2,097

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 50 Feet	1	3,344	2,341

Porches

CCP (1 Story)	84	2,536	1,775
CPP	96	2,067	1,447

Deck

Treated Wood	160	3,446	2,412

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	16,737
Common Wall: 1 Wall	1	-2,589	-1,812

Built-Ins

Appliance Allow.	1	2,713	1,899

Totals: 218,971 153,279

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 188,533

2026 Est. T.C.V. 009-510-046-00 = 203,977

Est. TCV/Total Floor Area = 184.76

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
86,800	86,800	86,800	52,032	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	15,200	0	1,404	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
102,000	102,000	102,000	53,436	53,436	53,436	

009-510-047-00	2026 Est. T.C.V.	BURNS GERALD P SR
Property Class: 402		8375 W WHISPERING PINE CIR N
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 47 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	162.00	1.1892	0.7208	110	100		9,430
100 Actual Front Feet, 0.37 Total Acres							Total Est. Land Value =	9,430

2026 Est. T.C.V. 009-510-047-00 = 9,430

Est. TCV/Total Floor Area = 8.54

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
3,900	3,900	3,900	2,534	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	800	0	0	68	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,700	4,700	4,700	2,602	2,602	0	

009-510-048-00	2026 Est. T.C.V.	HEJNAL DARREN & LAURA
Property Class: 401		8333 W WHISPERING PINE CIR N
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 48 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	155.00	114.57	1.0658	0.6610	110	100		12,012
155 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	12,012

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	150	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1979

(11) Heating System: Forced Heat & Cool

Ground Area = 1248 SF Floor Area = 1248 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,248		
			Total:	208,062	135,235

Other Additions/Adjustments

Recreation Room	1248	23,675	15,389

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174

Deck

Treated Wood	150	3,300	2,145
Treated Wood	144	3,217	2,091
Treated Wood	80	2,182	1,418

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	440	19,950	12,967
Common Wall: 1 Wall	1	-2,589	-1,683

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

GENERATOR	1	1	1	*100% Good

Totals:	274,444	178,383

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 219,411

2026 Est. T.C.V. 009-510-048-00 = 232,373

Est. TCV/Total Floor Area = 186.20, Most recent sale 10/07/2022 for 267,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
99,100	99,100	99,100	90,109	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-510-048-00

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0	17,100	0	0	2,432	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
116,200	116,200	116,200	92,541	92,541	92,541

009-510-049-00	2026 Est. T.C.V.	HEJNAL DARREN & LAURA
Property Class: 401		W WHISPERING PINE CIR N
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 49 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	110.00	189.00	1.1612	0.7492	110	100		10,526
110 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	10,526

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	32.26	80	50	1,290
Total Estimated Land Improvements True Cash Value =				1,290

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1999

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	672	26,665	22,665

Totals:	26,665	22,665

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 27,878

2026 Est. T.C.V. 009-510-049-00 = 39,694

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/07/2022 for 267,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
17,700	17,700	17,700	17,700	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,100	0	477	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
19,800	19,800	19,800	18,177	18,177	18,177

009-510-050-00	2026 Est. T.C.V.	BERNIER SARAH N
Property Class: 401		8293 W WHISPERING PINE CIR N
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 50 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	86.96	188.03	1.2315	0.7482	110	100		8,814
87 Actual Front Feet,	0.38	Total Acres			Total Est.		Land Value =	8,814

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements				940

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1994

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1008 SF Floor Area = 1008 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,008		
			Total:	142,865	114,292

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	948

Water/Sewer

1000 Gal Septic	1	4,386	3,509
Water Well, 50 Feet	1	3,344	2,675

Porches

WCP (1 Story)	96	4,444	3,555

Deck

Treated Wood	120	2,776	2,221

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	528	20,217	16,174
Common Wall: 1 Wall	1	-2,421	-1,937
Door Opener	1	468	374

Built-Ins

Appliance Allow.	1	1,897	1,518

Totals:	179,161	143,329

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 176,295

2026 Est. T.C.V. 009-510-050-00 = 186,049

Est. TCV/Total Floor Area = 184.57, Most recent sale 09/12/2008 for 108,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
78,800	78,800	78,800	49,555	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	14,200	0	0	1,337	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
93,000	93,000	93,000	50,892	50,892	50,892

009-510-051-00	2026 Est. T.C.V.	STARK PHILLIP J & SANDRA J
Property Class: 401		8273 W WHISPERING PINE CIR N
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 51 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	133.33	107.36	1.1067	0.6504	110	100		10,557
170 Actual Front Feet,	0.28	Total Acres			Total Est.		Land Value =	10,557

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	737	0	0
D/W/P: Patio Blocks	15.58	24	0	0
D/W/P: 4in Concrete	6.96	750	0	0
Wood Frame	26.29	160	50	2,103
Wood Frame	23.55	304	50	3,579

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements				True Cash Value = 8,057

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls C	Blt 1997

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1284 SF Floor Area = 1284 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,124		
1 Story	Siding	Crawl Space	160		
		Total:		196,189	147,141

Other Additions/Adjustments

Recreation Room	1000	18,970	14,227

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Water/Sewer

1000 Gal Septic	1	4,689	3,517
Water Well, 100 Feet	1	5,734	4,300

Porches

CPP	30	879	659
WCP (1 Story)	80	4,489	3,367

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	624	25,272	18,954
Common Wall: 1 Wall	1	-2,589	-1,942
Door Opener	1	527	395

Built-Ins

Appliance Allow.	1	2,713	2,035

Totals:	262,773	197,077

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 242,405

2026 Est. T.C.V. 009-510-051-00 = 261,019

Est. TCV/Total Floor Area = 203.29, Most recent sale 10/01/2008 for 126,900

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-510-051-00

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	112,000	112,000	112,000	64,163	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	18,500	0	0	1,732	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	130,500	130,500	130,500	65,895	65,895	65,895

009-510-052-00	2026 Est. T.C.V.	ACKER DAVID & VANESSA
Property Class: 401		8276 W WHISPERING PINE CIR S
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 52 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	118.79	150.00	1.1391	0.7071	110	100		10,525
142 Actual Front Feet, 0.37 Total Acres							Total Est. Land Value =	10,525

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	1100	0	0
Fencing: Wire Mesh, #9	3.73	600	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls CD	Blt 1996

(11) Heating System: Forced Heat & Cool
 Ground Area = 1330 SF Floor Area = 1330 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,330		
			Total:	184,825	147,860

Other Additions/Adjustments

Recreation Room	1330	24,179	19,343

Plumbing

Average Fixture(s)	1	1,185	948
3 Fixture Bath	1	3,721	2,977

Water/Sewer

1000 Gal Septic	1	4,386	3,509
Water Well, 100 Feet	1	5,415	4,332

Porches

WCP (1 Story)	52	3,019	2,415

Deck

Treated Wood	216	4,104	3,283

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	506	19,638	15,710
Common Wall: 1.5 Wall	1	-3,628	-2,902
Door Opener	1	468	374

Built-Ins

Appliance Allow.	1	1,897	1,518

Totals:	249,209	199,367

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 245,221

2026 Est. T.C.V. 009-510-052-00 = 257,646

Est. TCV/Total Floor Area = 193.72, Most recent sale 05/06/2022 for 232,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
110,200	110,200	110,200	99,697	2.70

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-510-052-00

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0	18,600	0	0	2,691	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
128,800	128,800	128,800	102,388	102,388	102,388

009-510-053-00	2026 Est. T.C.V.	STAHL AARON I
Property Class: 401		8308 W WHISPERING PINE CIR S
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 53 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	83.29	200.52	1.2448	0.7603	110	100		8,672
83 Actual Front Feet,	0.38	Total Acres			Total Est.		Land Value =	8,672

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	24	0	0
D/W/P: 4in Ren. Conc.	8.17	1100	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements		True	Cash Value =	2,500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1990

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1128 SF Floor Area = 1128 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,128		
			Total:	177,636	124,345

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 50 Feet	1	3,344	2,341

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	384	18,236	12,765
Common Wall: 1 Wall	1	-2,589	-1,812

Built-Ins

Appliance Allow.	1	2,713	1,899

Totals: 205,451 143,815

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 176,892

2026 Est. T.C.V. 009-510-053-00 = 188,064

Est. TCV/Total Floor Area = 166.72, Most recent sale 07/21/2008 for 90,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
79,500	79,500	79,500	52,556	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	14,500	0	0	1,419	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
94,000	94,000	94,000	53,975	53,975	53,975	

009-510-054-00	2026 Est. T.C.V.	ENGLISH NICOLE K TRUST
Property Class: 401		8330 W WHISPERING PINE CIR S
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 54 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	110.00	150.00	1.1612	0.7071	110	100		9,935
110 Actual Front Feet,	0.38	Total Acres			Total Est.	Land Value =		9,935

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	2960	0	0
Wood Frame	27.96	120	50	1,677
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements	True	Cash Value =		6,427

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1995

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1709 SF Floor Area = 1709 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,042		
1 Story	Siding	Crawl Space	667		
		Total:		245,104	208,339

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 50 Feet	1	3,344	2,842

Porches

WCP (1 Story)	95	4,912	4,175

Deck

Treated Wood	100	2,461	2,092

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	2	1,054	896
Base Cost	1365	47,543	40,412

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals: 315,131 267,862

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 329,470

2026 Est. T.C.V. 009-510-054-00 = 345,832

Est. TCV/Total Floor Area = 202.36, Most recent sale 09/26/2008 for 111,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
147,300	147,300	147,300	85,692	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	25,600	0	0	2,313	0

Parcel Number: 009-510-054-00Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
172,900	172,900	172,900	88,005	88,005	88,005

009-510-055-00	2026 Est. T.C.V.	BUTTIS ROBERT J SR & REBECCA S
Property Class: 401		8350 W WHISPERING PINE CIR S
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 55 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	110.00	150.00	1.1612	0.7071	110	100		9,935
110 Actual Front Feet,	0.38	Total Acres			Total Est.	Land Value =		9,935

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	2900	0	0
Fencing: Wire Mesh, #9	3.78	250	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements	True	Cash Value =		2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1996

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1680 SF Floor Area = 1680 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,196		
1 Story	Siding	Slab	484		
		Total:		241,401	205,191

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 50 Feet	1	3,344	2,842

Porches

WCP (1 Story)	120	5,836	4,961

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	768	26,365	22,410
Door Opener	1	527	448

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals: 290,775 247,159

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 304,006

2026 Est. T.C.V. 009-510-055-00 = 316,316

Est. TCV/Total Floor Area = 188.28, Most recent sale 02/01/1997 for 79,677

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
134,200	134,200	134,200	85,744	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	24,000	0	2,315	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
158,200	158,200	158,200	88,059	88,059	88,059

009-510-056-00	2026 Est. T.C.V.	SCHOLTEN DRUSCILLA
Property Class: 401		8378 W WHISPERING PINE CIR S
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 56 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	110.00	150.00	1.1612	0.7071	110	100		9,935
110 Actual Front Feet, 0.38 Total Acres							Total Est. Land Value =	9,935

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	276	0	0
Wood Frame	27.96	120	50	1,677
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements True Cash Value =				2,677

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C -5 Blt 2020

(11) Heating System: Forced Heat & Cool
 Ground Area = 2040 SF Floor Area = 2040 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,040		
			Total:	287,873	273,516

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,351
3 Fixture Bath	1	4,478	4,254

Water/Sewer

1000 Gal Septic	1	4,689	4,455
Water Well, 100 Feet	1	5,734	5,447

Porches

WCP (1 Story)	240	9,430	8,958
WGEP (1 Story)	264	19,359	18,391

Deck

Treated Wood	48	1,667	1,584

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	644	31,189	29,630
Common Wall: 1 Wall	1	-2,589	-2,460
Door Opener	1	527	501

Built-Ins

Appliance Allow.	1	2,713	2,577

Local Cost Items

GENERATOR	1	1	1	*100% Good

Totals:	366,493	348,205

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.140 => TCV: 396,954

2026 Est. T.C.V. 009-510-056-00 = 409,566

Est. TCV/Total Floor Area = 200.77, Most recent sale 10/19/2015 for 2,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-510-056-00

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	187,100	187,100	187,100	148,906	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	17,700	0	0	4,020	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	204,800	204,800	204,800	152,926	152,926	152,926

009-510-057-00	2026 Est. T.C.V.	HUNDT ROBERT H & CHERYL L
Property Class: 401		8396 W WHISPERING PINE CIR S
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 57 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	110.00	150.00	1.1612	0.7071	110	100		9,935
110 Actual Front Feet,	0.38	Total Acres			Total Est.	Land Value =		9,935

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	180	0	0
Wood Frame	28.29	112	50	1,584
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements	True	Cash Value =		2,534

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2006

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1080 SF Floor Area = 1080 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,080		
			Total:	148,856	126,527

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

WCP (1 Story)	216	8,893	7,559

Deck

Treated Wood	100	2,461	2,092

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	20,323
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	1	527	448

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals: 196,616 167,123

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 205,561

2026 Est. T.C.V. 009-510-057-00 = 218,030

Est. TCV/Total Floor Area = 201.88, Most recent sale 06/06/2014 for 92,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
93,600	93,600	93,600	59,046	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,400	0	1,594	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
109,000	109,000	109,000	60,640	60,640	60,640

009-510-058-00	2026 Est. T.C.V.	MAJOR THOMAS E & BEVERLY
Property Class: 401		8414 W WHISPERING PINE CIR S
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 58 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	120.00	150.00	1.1362	0.7071	110	100		10,605
120 Actual Front Feet,	0.41	Total Acres			Total Est.	Land Value =		10,605

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	3500	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements	True Cash Value =			2,500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1995

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1728 SF Floor Area = 1728 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,728		
			Total:	196,962	157,569

Other Additions/Adjustments

Plumbing

3 Fixture Bath	1	3,721	2,977

Water/Sewer

1000 Gal Septic	1	4,386	3,509
Water Well, 50 Feet	1	3,344	2,675

Porches

WCP (1 Story)	96	4,444	3,555

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	19,077	15,262

Built-Ins

Appliance Allow.	1	1,897	1,518

Totals: 233,831 187,065

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 230,090

2026 Est. T.C.V. 009-510-058-00 = 243,195

Est. TCV/Total Floor Area = 140.74, Most recent sale 04/01/1996 for 71,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
103,500	103,500	103,500	59,338	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	18,100	0	1,602	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
121,600	121,600	121,600	60,940	60,940	60,940	

009-510-059-00	2026 Est. T.C.V.	ROOT RENTALS LLC
Property Class: 401		5201 S NORTH COUNTRY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 59 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	156.00	152.00	1.0641	0.7095	110	100		12,954
156 Actual Front Feet, 0.54 Total Acres							Total Est. Land Value =	12,954

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.26	200	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 1995

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1620 SF Floor Area = 1620 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,620		
			Total:	212,787	170,229

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 100 Feet	1	5,734	4,587

Deck

Treated Wood	220	4,255	3,404

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	585	24,166	19,333

Built-Ins

Appliance Allow.	1	2,713	2,170

Fireplaces

Prefab 1 Story	1	2,542	2,034

Totals: 262,786 210,228

Notes: 1995 REDMAN

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.990 => TCV: 208,126

2026 Est. T.C.V. 009-510-059-00 = 222,030

Est. TCV/Total Floor Area = 137.06, Most recent sale 12/13/2013 for 33,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
86,500	86,500	86,500	41,208	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	24,500	0	1,112	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
111,000	111,000	111,000	42,320	42,320	0

009-520-001-00	2026 Est. T.C.V.	LAMPSON DUANE C
Property Class: 401		6507 W NORTHSHORE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 1 NORTH LAWN BEACH. & 2015-03812 ALL LANDS LYING EAST OF LOT 1 IN THE PLAT OF NORTH LAWN BEACH AND WEST OF THE EAST LINE OF GOVERNMENT LOT 2 OF SECTION 36, T23N, RSW EXTENDED, IF ANY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	68.00	129.00	0.9571	0.8577	4100	100		228,883
68 Actual Front Feet,	0.20	Total Acres			Total Est. Land Value =			228,883

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	120	50	490
D/W/P: 4in Concrete	6.96	40	50	139
Wood Frame	24.71	198	50	2,446
Metal Prefab	19.52	90	50	878
Total Estimated Land Improvements				True Cash Value = 3,953

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1971

(11) Heating System: Electric Baseboard
 Ground Area = 1272 SF Floor Area = 1272 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,272		
			Total:	165,533	107,596

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Deck

Treated Wood	190	3,855	2,506

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	480	21,144	13,744
Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Wood Stove	1	2,503	1,627

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals: 204,896 133,182

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 226,410

2026 Est. T.C.V. 009-520-001-00 = 459,246

Est. TCV/Total Floor Area = 361.04, Most recent sale 08/22/2022 for 420,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
216,000	216,000	216,000	174,146	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-520-001-00

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0	13,600	0	0	4,701	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
229,600	229,600	229,600	178,847	178,847	0

009-520-002-00	2026 Est. T.C.V.	JOHNSTON TIMOTHY & LORI TRUST
Property Class: 401		6521 W NORTHSHORE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 2 NORTH LAWN BEACH.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	66.00	142.00	0.9672	0.8870	4100	100		232,156
66 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	232,156

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	2035	50	8,313
Total Estimated Land Improvements			True Cash Value =	8,313

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1997

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		630		25,452	16,544
Totals:				25,452	16,544

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 28,125

Cost Est. for Res. Bldg: 2 Single Family 1S Cls C 5 Blt 2025

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1772 SF Floor Area = 1772 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,772		
Total:				233,480	231,114

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,408
3 Fixture Bath	1	4,478	4,433

Porches

CCP (1 Story)	384	9,876	9,777
CCP (1 Story)	64	1,984	1,964

Water/Sewer

Public Sewer	1	1,465	1,450
Water Well, 100 Feet	1	5,734	5,677

Built-Ins

Appliance Allow.	1	2,713	2,686

Fireplaces

Direct-Vented Gas	1	2,963	2,933

Totals: 264,115 261,442

Parcel Number: 009-520-002-00

Page: 2

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 444,451

2026 Est. T.C.V. 009-520-002-00 = 713,045
 Est. TCV/Total Floor Area = 402.40, Most recent sale 11/30/2017 for 229,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
200,500	200,500	200,500	158,132	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
151,400	4,600	0	151,400	4,269	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
356,500	356,500	356,500	313,801	313,801	0	

009-520-003-00	2026 Est. T.C.V.	COLON ROSS H & MARIJO
Property Class: 401		6533 W NORTHSHORE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 3 NORTH LAWN BEACH.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	66.00	157.00	0.9672	0.9188	4100	100		240,461
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	240,461

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	26.22	96	74	1,863
Total Estimated Land Improvements				True Cash Value = 1,863

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1964

(11) Heating System: Forced Heat & Cool

Ground Area = 992 SF Floor Area = 992 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	768			
1 Story	Siding	Crawl Space	224			*87% Good
			Total:	124,941	87,051	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Porches

CPP	192	3,291	2,139

Deck

Treated Wood	608	8,074	7,913	*98% Good
Treated Wood	280	4,869	4,772	*98% Good

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	576	25,960	16,874
Door Opener	1	468	304

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 100 Feet	1	5,415	3,520

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Exterior 1 Story	1	5,597	3,638

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals: 182,997 129,059

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 219,400

2026 Est. T.C.V. 009-520-003-00 = 461,724

Est. TCV/Total Floor Area = 465.45

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
218,500	218,500	218,500	113,956	2.70

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-520-003-00

Page: 2

0	12,400	0	0	3,076	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
230,900	230,900	230,900	117,032	117,032	117,032

009-520-004-00	2026 Est. T.C.V.	COLLINS LARRY N & LOU D TRUSTS
Property Class: 401		6537 W NORTHSORE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 4 NORTH LAWN BEACH.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	88.00	175.00	0.8745	0.9543	4100	100		301,130
88 Actual Front Feet,	0.35	Total Acres			Total Est.		Land Value =	301,130

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	768	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements				True Cash Value = 1,900

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1956

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1610 SF Floor Area = 1610 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,610		
			Total:	204,426	132,876

Other Additions/Adjustments

Exterior

Brick Veneer	932	15,434	10,032

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Deck

Treated Wood	248	4,593	2,985	
Treated Wood	240	4,500	4,365	*97% Good

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	720	25,214	16,389
Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals: 276,893 181,419

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 308,412

2026 Est. T.C.V. 009-520-004-00

= 611,442

Est. TCV/Total Floor Area = 379.78

Parcel Number: 009-520-004-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	288,200	288,200	288,200	138,056	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	17,500	0	0	3,727	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	305,700	305,700	305,700	141,783	141,783	141,783

009-520-005-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

PERSONKE MICHAEL D & KELLY M TRUST
6563 W NORTHSHORE DR
LAKE CITY, MI 49651

. LOT 5 NORTH LAWN BEACH.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	103.00	191.00	0.8277	0.9840	4100	100		343,940
103 Actual Front Feet, 0.45 Total Acres								343,940
Total Est. Land Value =								343,940

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	1260	0	0
D/W/P: 3.5 Concrete	6.58	132	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1974

(11) Heating System: Electric Baseboard
Ground Area = 1923 SF Floor Area = 1923 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,347		
1 Story	Siding	Slab	576		
Total:				231,464	150,474

Other Additions/Adjustments

Exterior				
Stone Veneer	304	11,120	7,228	

Plumbing				
Average Fixture(s)	1	1,422	924	
3 Fixture Bath	1	4,478	2,911	

Porches				
WPP	40	1,978	1,286	
WCP (1 Story)	32	2,480	1,612	
CGEP (1 Story)	336	19,333	12,566	

Deck				
Treated Wood	144	3,217	2,091	

Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	1012	32,566	21,168	

Water/Sewer				
Public Sewer	1	1,465	952	
Water Well, 100 Feet	1	5,734	3,727	

Built-Ins				
Appliance Allow.	1	2,713	1,763	

Fireplaces				
Exterior 1 Story	1	6,387	4,152	
Wood Stove	1	2,503	1,627	

Local Cost Items				
SANITARY SEWER	1	0	0	*81% Good

Totals: 326,860 212,481

Parcel Number: 009-520-005-00

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Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 361,218

2026 Est. T.C.V. 009-520-005-00 = 707,533

Est. TCV/Total Floor Area = 367.93, Most recent sale 09/19/2024 for 650,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
332,200	332,200	332,200	332,200	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	21,600	0	0	8,969	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
353,800	353,800	353,800	341,169	341,169	0	

009-520-006-00	2026 Est. T.C.V.	HOLDSHIP MARK R LIVING TRUST
Property Class: 401		6601 W NORTHSHORE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 6 & E 11 FT OF LOT 7 NORTH LAWN BEACH.
Split on 11/12/2009 into 009-520-007-00;

Split/Comb. on 11/12/2009 completed 11/12/2009 RAY ;
Parent Parcel(s): 009-520-006-00;
Child Parcel(s): 009-520-007-00;

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	111.00	219.70	0.8063	1.0334	4100	100		379,207
111 Actual Front Feet,	0.56	Total Acres			Total Est.		Land Value =	379,207

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl, 2 Rail	17.83	100	0	0
D/W/P: 4in Ren. Conc.	8.17	2725	50	11,131
D/W/P: 4in Concrete	6.96	2404	50	8,366
Total Estimated Land Improvements			True Cash Value =	19,497

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 10 Blt 2023

(11) Heating System: Forced Heat & Cool
Ground Area = 2658 SF Floor Area = 4584 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,360		
1.75 Story	Siding	Crawl Space	754		
1 Story	Siding	Crawl Space	328		
1 Story	Siding	Crawl Space	216		
		Total:		577,841	566,201

Other Additions/Adjustments

Exterior			
Stone Veneer	200	7,316	7,170

Plumbing

Average Fixture(s)	1	1,422	1,394
3 Fixture Bath	3	13,434	13,165

Water/Sewer

2000 Gal Septic	1	9,318	9,132
Water Well, 100 Feet	1	5,734	5,619

Porches

CCP (1 Story)	112	3,282	3,216

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Storage Over Garage	234	3,098	3,036
Common Wall: 1 Wall	1	-2,589	-2,537
Door Opener	2	1,054	1,033
Base Cost	1716	72,776	71,320

Built-Ins

Appliance Allow.	1	2,713	2,659

Deck

w/Roof (Roof portion)	104	1,856	1,819

Local Cost Items

Parcel Number: 009-520-006-00

Page: 2

GENERATOR	1	1	1	*100% Good

Totals:	697,256	683,228

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 1,161,488

2026 Est. T.C.V. 009-520-006-00	=	1,560,192

Est. TCV/Total Floor Area = 340.36, Most recent sale 11/13/2009 for 282,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
715,900	715,900	715,900	585,701	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	64,200	0	15,813	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-
780,100	780,100	780,100	601,514	601,514

009-520-007-00	2026 Est. T.C.V.	RAINBOLT JIM K & JOANNE M TRUST
Property Class: 401		6611 W NORTHSORE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 7 EXC E 11 FT NORTH LAWN BEACH.
Split on 11/12/2009 from 009-520-006-00;

Split/Comb. on 11/12/2009 completed 11/12/2009 RAY ;
Parent Parcel(s): 009-520-006-00;
Child Parcel(s): 009-520-007-00;

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	90.70	260.75	0.8653	1.0973	4100	100		353,101
91 Actual Front Feet,	0.54	Total Acres			Total Est.		Land Value =	353,101

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	10.25	1400	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls BC Blt 2013

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1533 SF Floor Area = 2683 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	1,533		
			Total:	376,118	330,984

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,094	1,843
3 Fixture Bath	1	6,585	5,795

Porches

CCP (1 Story)	52	2,084	1,834
WSEP (1 Story)	145	10,859	9,556

Deck

Treated Wood	456	7,255	6,384

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	649	39,829	35,050
Common Wall: 1 Wall	1	-3,005	-2,644
Door Opener	1	659	580

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

Door Opener	2	1,317	1,159
Base Cost	1305	58,751	51,701

Water/Sewer

Public Sewer	1	1,877	1,652
Water Well, 100 Feet	1	6,387	5,621

Fireplaces

Prefab 2 Story	1	4,445	3,912

Totals: 515,255 453,427

Notes:

Parcel Number: 009-520-007-00

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 ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 770,826

2026 Est. T.C.V. 009-520-007-00 = 1,126,302

Est. TCV/Total Floor Area = 419.79, Most recent sale 06/07/2010 for 185,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
519,000	519,000	519,000	295,914	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	44,200	0	0	7,989	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
563,200	563,200	563,200	303,903	303,903	303,903	

009-520-008-00	2026 Est. T.C.V.	VAN BEEK PAUL M & CRYSTAL J
Property Class: 401		6621 W NORTHSHORE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 8 NORTH LAWN BEACH.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	102.00	276.00	0.8305	1.1193	4100	100		388,763
102 Actual Front Feet, 0.65 Total Acres							Total Est. Land Value =	388,763

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1963

(11) Heating System: Electric Wall Heat

Ground Area = 1460 SF Floor Area = 1460 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,460		
			Total:	180,486	117,330

Other Additions/Adjustments

Exterior

Brick Veneer	508	8,412	5,468

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

WGEP (1 Story)	119	11,500	7,475
CPP	19	520	338

Deck

Treated Wood	485	7,134	4,637

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	484	19,041	12,377

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals:	245,750	159,752

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 271,578

2026 Est. T.C.V. 009-520-008-00

= 661,281

Parcel Number: 009-520-008-00

Page: 2

Est. TCV/Total Floor Area = 452.93

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
312,400	312,400	312,400	155,852	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	18,200	0	0	4,208	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
330,600	330,600	330,600	160,060	160,060	0	

009-520-009-00	2026 Est. T.C.V.	HIRSCHMAN JAMES & LAURA
Property Class: 401		6639 W NORTH SHORE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 9 NORTH LAWN BEACH.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	101.00	252.00	0.8334	1.0843	4100	100		374,176
101 Actual Front Feet,	0.58	Total Acres			Total Est.		Land Value =	374,176

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	2695	50	11,009
D/W/P: Patio Blocks	15.58	320	50	2,493
D/W/P: 3.5 Concrete	6.58	186	50	612
D/W/P: Brick on Sand	18.00	192	50	1,728
Total Estimated Land Improvements				15,842

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1970

(11) Heating System: Forced Heat & Cool

Ground Area = 2568 SF Floor Area = 2568 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,488		
1 Story	Siding	Slab	504		
1 Story	Siding	Crawl Space	576		
		Total:		325,219	211,392

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911
2 Fixture Bath	1	2,996	1,947

Porches

CCP (1 Story)	28	983	639
WGEP (1 Story)	168	14,273	9,277

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Door Opener	1	527	343
Base Cost	1704	59,350	38,577

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152
Wood Stove	1	2,503	1,627

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals: 428,050 278,231

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 472,993

2026 Est. T.C.V. 009-520-009-00

= 863,011

Parcel Number: 009-520-009-00

Page: 2

 Est. TCV/Total Floor Area = 336.06, Most recent sale 09/30/2014 for 340,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
403,600	403,600	403,600	244,046	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	27,900	0	0	6,589	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
431,500	431,500	431,500	250,635	250,635	0	

009-520-010-00	2026 Est. T.C.V.	WELLER GEOFFREY R & TERRI L
Property Class: 401		6659 W NORTHSHORE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 10 NORTH LAWN BEACH.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	100.00	194.00	0.8363	0.9894	4100	100		339,240
100 Actual Front Feet,	0.45	Total Acres			Total Est.		Land Value =	339,240

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	920	0	0
D/W/P: Brick on Sand	18.00	236	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 2014

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 2234 SF Floor Area = 2742 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,458		
1.25 Story	Siding	Crawl Space	776		
1 Story	Siding	Overhang	314		
			Total:	353,984	318,590

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,280
3 Fixture Bath	2	8,956	8,060
2 Fixture Bath	1	2,996	2,696
Separate Shower	1	1,310	1,179

Porches

WCP (1 Story)	209	8,719	7,847
WSEP (1 Story)	184	10,087	9,078

Deck

Treated Wood	472	7,009	6,308

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Common Wall: 1 Wall	1	-2,589	-2,330
Door Opener	2	1,054	949
Base Cost	1256	53,267	47,940

Water/Sewer

Public Sewer	1	1,465	1,318
Water Well, 100 Feet	1	5,734	5,161

Built-Ins

Appliance Allow.	1	2,713	2,442

Fireplaces

Direct-Vented Gas	1	2,963	2,667

Local Cost Items

GENERATOR	1	1	1	*100% Good
SOLAR POWER SYSTEM	1	1	1	*100% Good
SANITARY SEWER	1	0	0	*81% Good

Parcel Number: 009-520-010-00

Page: 2

Totals: 459,092 413,187

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 702,418

2026 Est. T.C.V. 009-520-010-00 = 1,044,158

Est. TCV/Total Floor Area = 380.80

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
483,800	483,800	483,800	301,798	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	38,300	0	0	8,148	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
522,100	522,100	522,100	309,946	309,946	309,946	

009-520-011-00	2026 Est. T.C.V.	FEDEWA ANTHONY L & DEBRA G
Property Class: 401		6677 W NORTHSHORE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 11 NORTH LAWN BEACH.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	88.00	135.00	0.8745	0.8715	4100	100		274,984
89 Actual Front Feet, 0.27 Total Acres								
Total Est. Land Value =								274,984

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	678	50	2,769
Total Estimated Land Improvements True Cash Value =				2,769

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 2015

(11) Heating System: Forced Heat & Cool

Ground Area = 1700 SF Floor Area = 2845 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,700		
1 Story	Siding	Overhang	295		
Total:				357,097	321,395

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,280
3 Fixture Bath	2	8,956	8,060
2 Fixture Bath	1	2,996	2,696
Separate Shower	1	1,310	1,179

Porches

CCP (1 Story)	158	4,489	4,040
WPP	54	2,300	2,070
WGEP (1 Story)	148	13,089	11,780
WCP (1 Story)	101	5,067	4,560
WPP	63	2,529	2,276

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	589	29,209	26,288
Common Wall: 2 Wall	1	-5,177	-4,659
Door Opener	1	527	474

Water/Sewer

Public Sewer	1	1,465	1,318
Water Well, 100 Feet	1	5,734	5,161

Built-Ins

Appliance Allow.	1	2,713	2,442

Fireplaces

Prefab 2 Story	1	3,109	2,798

Totals: 436,835 393,158

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 668,369

2026 Est. T.C.V. 009-520-011-00 = 946,122

Est. TCV/Total Floor Area = 332.56

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
435,600	435,600	435,600	299,694	2.70

Parcel Number: 009-520-011-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	37,500	0	0	8,091	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	473,100	473,100	473,100	307,785	307,785	307,785

009-520-012-00	2026 Est. T.C.V.	POLLOCK GREGORY P & GINA M
Property Class: 401		6695 W NORTHSHORE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 12 NORTH LAWN BEACH.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	89.00	112.00	0.8711	0.8163	4100	100		259,481
89 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	259,481

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	198	66	805
Wood Frame	23.39	160	50	1,871
Total Estimated Land Improvements				True Cash Value = 2,676

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 2014

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1404 SF Floor Area = 1404 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,404		
			Total:	164,705	148,235

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	1,066

Deck

Treated Wood	97	2,367	2,130
Treated Wood	9	395	355

Water/Sewer

Public Sewer	1	1,300	1,170
Water Well, 100 Feet	1	5,415	4,873

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals:	175,367	157,829

Notes: HUD

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 268,309

2026 Est. T.C.V. 009-520-012-00 = 530,466

Est. TCV/Total Floor Area = 377.82, Most recent sale 06/25/2024 for 540,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
247,900	247,900	247,900	247,900	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	17,300	0	0	6,693	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
265,200	265,200	265,200	254,593	254,593	0

009-520-013-00	2026 Est. T.C.V.	SIDEBOTTOM-KOPKA MARY ANN
Property Class: 401		6870 W NORTHSHORE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 13 NORTH LAWN BEACH.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	65.00	150.00	0.9724	0.9042	4100	100		234,316
65 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	234,316

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	591	0	0
Metal Prefab	15.08	120	50	905

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				1,845

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1955

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1144 SF Floor Area = 1144 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,144		
			Total:	137,975	89,683

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Porches

CPP	128	2,368	1,539
CGEP (1 Story)	140	9,078	5,901
WPP	53	2,024	1,316

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	616	22,441	14,587
Door Opener	1	468	304

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals: 182,080 118,352

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 201,198

2026 Est. T.C.V. 009-520-013-00 = 437,359

Est. TCV/Total Floor Area = 382.31, Most recent sale 05/01/2002 for 191,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
205,500	205,500	205,500	132,683	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,200	0	3,582	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

218,700

218,700

218,700

136,265

136,265

136,265

009-520-014-00	2026 Est. T.C.V.	NIELSEN DAVID & CAROL TRUST
Property Class: 401		6852 W NORTHSORE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 14 NORTH LAWN BEACH.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	64.00	194.00	0.9777	0.9894	4100	100		253,819
64 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	253,819

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1955

(11) Heating System: Forced Air w/ Ducts

Ground Area = 2106 SF Floor Area = 2106 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,106		
			Total:	233,277	151,629

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770
3 Fixture Bath	1	3,721	2,419

Porches

WCP (1 Story)	90	4,313	2,803

Deck

Treated Wood	252	4,536	2,087	*46% Good

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	528	20,217	13,141
Common Wall: 1 Wall	1	-2,421	-1,574

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Direct-Vented Gas	1	2,107	1,370

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals: 273,476 176,897

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 300,725

2026 Est. T.C.V. 009-520-014-00 = 556,894

Est. TCV/Total Floor Area = 264.43, Most recent sale 06/15/2015 for 240,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
259,600	259,600	259,600	163,435	2.70

Parcel Number: 009-520-014-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	18,800	0	0	4,412	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	278,400	278,400	278,400	167,847	167,847	0

009-520-015-00	2026 Est. T.C.V.	PETTIT FAMILY LIVING TRUST
Property Class: 401		6840 W NORTHSHORE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 15 NORTH LAWN BEACH.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	64.00	228.00	0.9777	1.0469	4100	100		268,578
64 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	268,578

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1962

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1056 SF Floor Area = 1056 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,056		
			Total:	128,622	77,173

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Porches

WCP (1 Story)	120	5,254	3,152
WPP	80	2,550	1,530

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 576 19,077 11,446

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 100 Feet	1	5,415	3,249

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Interior 1 Story	1	4,610	2,766

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals: 169,910 101,945

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 173,307

2026 Est. T.C.V. 009-520-015-00 = 444,235

Est. TCV/Total Floor Area = 420.68

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
217,100	217,100	217,100	95,277	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,000	0	2,572	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
222,100	222,100	222,100	97,849	97,849	0

009-520-016-00	2026 Est. T.C.V.	VANWASHENOVA JEFFEY & ANGELA
Property Class: 401		6829 W NORTHSORE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 16 NORTH LAWN BEACH.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 67' @ 1600/FF	80.00	200.00	0.9398	0.9249	1600	100		111,259
80 Actual Front Feet, 0.37 Total Acres							Total Est. Land Value =	111,259

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	532	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	94	1,880
Total Estimated Land Improvements True Cash Value =				1,880

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1963

(11) Heating System: Electric Baseboard

Ground Area = 1232 SF Floor Area = 1232 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	752		
1 Story	Siding	Slab	480		
			Total:	144,598	79,530

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	652

Porches

CPP	84	1,720	946

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	400	14,808	8,144
Door Opener	1	468	257

Water/Sewer

Public Sewer	1	1,300	715
Water Well, 100 Feet	1	5,415	2,978

Built-Ins

Appliance Allow.	1	1,897	1,043

Fireplaces

Exterior 1 Story	1	5,597	3,078

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals: 176,988 97,343

Notes: COTTAGE STYLE

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 165,484

2026 Est. T.C.V. 009-520-016-00 = 278,623

Est. TCV/Total Floor Area = 226.16, Most recent sale 06/09/2017 for 167,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
220,300	220,300	220,300	105,224	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-81,000	0	0	2,841	0

Parcel Number: 009-520-016-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
139,300	139,300	139,300	108,065	108,065	0

009-520-017-00	2026 Est. T.C.V.	MARLOW JAMES R & CHERYL TRUST
Property Class: 401		6811 W NORTHSHORE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 17 NORTH LAWN BEACH.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 67' @ 1600/FF	60.00	240.00	1.0394	0.9858	1600	100		98,365
60 Actual Front Feet, 0.33 Total Acres							Total Est. Land Value =	98,365

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	31.56	15	50	236
Wood Frame	24.12	140	50	1,688
Total Estimated Land Improvements				1,924

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls CD	Blt 1965

(11) Heating System: Forced Air w/ Ducts

Ground Area = 696 SF Floor Area = 696 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	696		
			Total:	89,095	49,003

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	652

Porches

CCP (1 Story)	144	3,794	2,087
CPP	16	414	228

Deck

Treated Wood	64	1,908	1,049
Treated Wood	144	3,146	1,730

Water/Sewer

Public Sewer	1	1,300	715
Water Well, 50 Feet	1	3,344	1,839

Built-Ins

Appliance Allow.	1	1,897	1,043

Fireplaces

Exterior 1 Story	1	5,597	3,078

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals:	111,680	61,424

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 104,421

2026 Est. T.C.V. 009-520-017-00	=	204,710

Est. TCV/Total Floor Area = 294.12

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
180,000	180,000	180,000	69,761	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	-77,600	0	0	1,883	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
102,400	102,400	102,400	71,644	71,644	0	

009-520-018-00	2026 Est. T.C.V.	HALL DAVID H & MARILYN M
Property Class: 401		6797 W NORTHSORE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 18 NORTH LAWN BEACH.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 67' @ 1600/FF	60.00	241.00	1.0394	0.9872	1600	100		98,508
60 Actual Front Feet, 0.33 Total Acres							Total Est. Land Value =	98,508

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = 1872 SF Floor Area = 1872 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,872		
			Total:	267,936	200,960

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Porches

WCP (1 Story)	360	12,434	9,325

Deck

Treated Wood	48	1,667	1,250

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	720	27,972	20,979
Door Opener	1	527	395

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 50 Feet	1	3,344	2,508

Built-Ins

Appliance Allow.	1	2,713	2,035

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals: 323,958 242,975

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 413,058

2026 Est. T.C.V. 009-520-018-00 = 513,916

Est. TCV/Total Floor Area = 274.53, Most recent sale 07/01/1996 for 90,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
327,000	327,000	327,000	165,895	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-70,000	0	4,479	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

257,000	257,000	257,000	170,374	170,374	170,374

009-520-019-00	2026 Est. T.C.V.	SCHULTZ BONNIE H & LEGGAT JOHN
Property Class: 401		6783 W NORTHSHORE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 19 NORTH LAWN BEACH.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 67' @ 1600/FF	60.00	214.00	1.0394	0.9470	1600	100		94,495
60 Actual Front Feet,	0.29	Total Acres			Total Est.		Land Value =	94,495

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	31.56	16	0	0
Wood Frame	22.20	192	50	2,131
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				4,481

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1979

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1376 SF Floor Area = 1376 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,040		
1 Story	Siding	Crawl Space	336		
Total:				161,889	89,039

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	652

Porches

CCP (1 Story)	71	2,001	1,101
WPP	32	1,605	883

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	528	20,217	11,119
Door Opener	1	468	257

Water/Sewer

Public Sewer	1	1,300	715
Water Well, 50 Feet	1	3,344	1,839

Built-Ins

Appliance Allow.	1	1,897	1,043

Fireplaces

Wood Stove	1	2,107	1,159

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals: 196,013 107,807

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 183,272

2026 Est. T.C.V. 009-520-019-00 = 282,248

Est. TCV/Total Floor Area = 205.12

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
222,200	222,200	222,200	96,118	2.70

Parcel Number: 009-520-019-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-81,100	0	0	2,595	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	141,100	141,100	141,100	98,713	98,713	98,713

009-520-020-00	2026 Est. T.C.V.	PEDLAR TODD J & EMILY S
Property Class: 401		6771 W NORTHSHORE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 20 NORTH LAWN BEACH.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 67' @ 1600/FF	60.00	197.00	1.0394	0.9200	1600	100		91,797
60 Actual Front Feet, 0.27 Total Acres							Total Est. Land Value =	91,797

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	646	0	0
D/W/P: Patio Blocks	15.58	120	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2017

(11) Heating System: Forced Heat & Cool

Ground Area = 1796 SF Floor Area = 2404 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,216		
1 Story	Siding	Crawl Space	320		
1 Story	Siding	Crawl Space	117		
1 Story	Siding	Crawl Space	143		
		Total:		306,273	281,750

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,308
3 Fixture Bath	1	4,478	4,120
2 Fixture Bath	1	2,996	2,756

Water/Sewer

1000 Gal Septic	1	4,689	4,314
Water Well, 100 Feet	1	5,734	5,275

Porches

CCP (1 Story)	52	1,637	1,506

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	420	23,108	21,259
Common Wall: 1 Wall	1	-2,589	-2,382
Door Opener	1	527	485

Built-Ins

Appliance Allow.	1	2,713	2,496

Fireplaces

Direct-Vented Gas	1	2,963	2,726

Deck

Composite	395	6,758	6,217

Totals: 360,709 331,830

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 564,111

Parcel Number: 009-520-020-00

Page: 2

2026 Est. T.C.V. 009-520-020-00 = 658,283
 Est. TCV/Total Floor Area = 273.83, Most recent sale 09/15/2016 for 75,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
376,600	376,600	376,600	230,276	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-47,500	0	0	6,217	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
329,100	329,100	329,100	236,493	236,493	236,493

009-520-021-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

JVN PROPERTIES LLC
6755 W NORTHSHORE DR
LAKE CITY, MI 49651

. LOT 21 NORTH LAWN BEACH.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 67' @ 1600/FF	66.00	153.00	1.00	53	0.8421	1600	100	89,395
66 Actual Front Feet, 0.23 Total Acres								89,395
Total Est. Land Value =								89,395

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	84	0	0
D/W/P: Asphalt Paving	2.89	675	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1963

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1380 SF Floor Area = 1380 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,380		
Total:				162,291	97,374

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711
2 Fixture Bath	1	2,502	1,501

Porches

CCP (1 Story)	280	6,664	3,998
CPP	336	5,003	3,002

Deck

Treated Wood	120	2,776	1,666

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	596	19,543	11,726
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	768	26,258	15,755
Door Opener	2	935	561

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Interior 1 Story	1	4,610	2,766
Exterior 1 Story	1	5,597	3,358

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals: 243,905 146,342

Notes:

Parcel Number: 009-520-021-00

Page: 2

 ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 248,781

2026 Est. T.C.V. 009-520-021-00 = 340,076
 Est. TCV/Total Floor Area = 246.43, Most recent sale 04/11/2025 for 328,000
 2025 Assessed MBOR S.E.V. Base for Cap IRM
 229,900 229,900 229,900 90,142 2.70
 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses
 0 -59,900 0 0 79,858 0
 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
 170,000 170,000 170,000 92,575 170,000 0

009-520-022-00	2026 Est. T.C.V.	HALE JOSEPH S & SALLY J TRUST
Property Class: 401		6741 W NORTHSHORE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 22 NORTH LAWN BEACH.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 67' @ 1600/FF	60.00	112.00	1.0394	0.7550	1600	100		75,334
60 Actual Front Feet,	0.15	Total Acres			Total Est.		Land Value =	75,334

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	468	0	0
D/W/P: Patio Blocks	14.26	144	0	0
Wood Frame	25.60	100	50	1,280

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements				3,630

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1968

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1223 SF Floor Area = 1223 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,223		
			Total:	146,249	80,437

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	652

Porches

WCP (1 Story)	184	7,224	3,973
WSEP (1 Story)	60	3,872	2,130

Deck

Treated Wood	270	4,755	2,615

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	721	25,141	13,828
Door Opener	1	468	257

Water/Sewer

Public Sewer	1	1,300	715
Water Well, 50 Feet	1	3,344	1,839

Built-Ins

Appliance Allow.	1	1,897	1,043

Fireplaces

Exterior 1 Story	1	5,597	3,078

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals: 201,032 110,567

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 187,964

2026 Est. T.C.V. 009-520-022-00 = 266,928

Parcel Number: 009-520-022-00

Page: 2

Est. TCV/Total Floor Area = 218.26

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
199,800	199,800	199,800	66,212	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-66,300	0	0	1,787	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
133,500	133,500	133,500	67,999	67,999	67,999	

009-520-023-00	2026 Est. T.C.V.	THOMSEN ALLEN CHARLES
Property Class: 401		6731 W NORTHSORE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 23 NORTH LAWN BEACH.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 67' @ 1600/FF	62.00	102.00	1.0275	0.7307	1600	100		74,479
62 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	74,479

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	100	71	467

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				1,407

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1969

(11) Heating System: Electric Baseboard

Ground Area = 1110 SF Floor Area = 1110 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,110		
Total:				151,925	91,155

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853
2 Fixture Bath	1	2,996	1,798

Porches

CCP (1 Story)	210	5,790	3,474
WGEP (1 Story)	112	11,045	6,627

Deck

Pine w/Roof (Deck Portion)	192	3,105	1,863
Pine w/Roof (Roof portion)	192	3,195	1,917

Water/Sewer

Public Sewer	1	1,465	879
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Interior 1 Story	1	5,235	3,141

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals: 192,235 115,341

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 196,080

2026 Est. T.C.V. 009-520-023-00 = 271,966

Est. TCV/Total Floor Area = 245.01

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
192,400	192,400	192,400	77,320	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-56,400	0	2,087	0		

Parcel Number: 009-520-023-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
136,000	136,000	136,000	79,407	79,407	79,407

009-520-024-00	2026 Est. T.C.V.	JENEMA SALLY T LE &
Property Class: 401		6721 W NORTHSORE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 24 NORTH LAWN BEACH.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 67' @ 1600/FF	61.50	87.80	1.0304	0.6933	1600	100		70,301
62 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	70,301

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	196	0	0
D/W/P: Asphalt Paving	3.10	690	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements			True Cash Value =	2,500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1968

(11) Heating System: Electric Baseboard
 Ground Area = 1124 SF Floor Area = 1124 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,124		
			Total:	153,602	99,841

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

WPP	553	9,810	6,376

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals:	184,459	119,897

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 203,825

2026 Est. T.C.V. 009-520-024-00 = 276,626

Est. TCV/Total Floor Area = 246.11, Most recent sale 06/10/2016 for 200,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
184,000	184,000	184,000	177,125	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-45,700	0	-38,825	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
138,300	138,300	138,300	181,907	138,300	138,300

009-520-025-00	2026 Est. T.C.V.	T J'S TRUCKING INC
Property Class: 402		W NORTSHORE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 25 NORTH LAWN BEACH.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 67' @ 1600/FF	60.00	105.00	1.0394	0.7381	1600	100		73,652
60 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	73,652

2026 Est. T.C.V. 009-520-025-00 = 73,652

Est. TCV/Total Floor Area = 65.53

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
95,800	95,800	95,800	27,944	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	-59,000	0	0	754	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,800	36,800	36,800	28,698	28,698	0	

009-520-026-00	2026 Est. T.C.V.	FEDEWA ANTHONY & DEBRA
Property Class: 401		W NORTHSORE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 26 NORTH LAWN BEACH.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

		* Factors *		MIDWAY HTS BACK LOT RATE	
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
F 67' @ 650/	100.00	221.00	0.8692	1.2041	650 100 68,029
100 Actual Front Feet, 0.51 Total Acres					Total Est. Land Value = 68,029

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	190 0	0
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =			950

Cost Est. for Res. Bldg: 1	Single Family	GRG	Cls C	Blt 2014

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	1610	38,077	34,269
Totals:		38,077	34,269

Notes: NO PLUMBING

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 58,257

2026 Est. T.C.V. 009-520-026-00	=	127,236
Est. TCV/Total Floor Area = 0.00, Most recent sale 01/15/2013 for 5,000		
2025 Assessed	MBOR	S.E.V.
54,200	54,200	54,200
		22,015
2026 New Eq. Adjustment	Loss	Additions
0	9,400	0
		594
2026 Assessed	MBOR	S.E.V.
63,600	63,600	63,600
		22,609
		->Taxable<-
		22,609
		PRE/MBT
		0

009-520-029-00	2026 Est. T.C.V.	FECHTER CHRISTINE ANNE
Property Class: 401		6616 W NORTHSHORE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 29 NORTH LAWN BEACH.
SPLIT ON 08/31/2015 INTO 009-520-030-00;

Split/Comb. on 08/31/2015 completed 09/01/2015 TIM ;
Parent Parcel(s): 009-520-029-00;
Child Parcel(s): 009-520-030-00;

SEPARATE ASSESSMENT OF LOTS 29 FROM 30 & 31

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	128.67	166.00	0.7958	1.0893	650	100		72,502
97 Actual Front Feet, 0.55 Total Acres							Total Est. Land Value =	72,502

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	8.14	748	0	0
Wood Frame	43.07	72	50	1,550
Wood Frame	37.74	96	50	1,811

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				4,311

Cost Est. for Res. Bldg: 1 Single Family GRG Cls BC Blt 2009

(11) Heating System: Wall/Floor Furnace
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Water/Sewer

1000 Gal Septic	1	5,433	4,346
Public Sewer	1	1,877	1,502
Water Well, 50 Feet	1	3,351	2,681

Porches

CCP (1 Story)	317	10,724	8,579

Garages

Class: BC Exterior: Pole (Finished)

Door Opener	1	659	527
Base Cost	1794	71,473	57,178

Built-Ins

Appliance Allow.	1	3,899	3,119

Totals: 97,416 77,932

Notes: OCCUPIED AS DWELLING CHANGE IN USE PERMIT NOT ON FILE

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 132,484

2026 Est. T.C.V. 009-520-029-00 = 209,297

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
92,000	92,000	92,000	42,201	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	12,600	0	1,139	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
104,600	104,600	104,600	43,340	43,340	0	

009-520-030-00 2026 Est. T.C.V. WELLER GEOFFREY R & TERRI L
 Property Class: 401 6578 W NORTHSORE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

LOT 30 NORTH LAWN BEACH
 SPLIT ON 6/23/2022
 FORMERLY LOTS 30 & 31 NORTH LAWN BEACH.
 SPLIT ON 08/31/2015 FROM 009-520-029-00;

Split/Comb. on 06/23/2022 completed 06/23/2022 TIM ;
 Parent Parcel(s): 009-520-030-00;
 Child Parcel(s): 009-520-031-00;

 Split/Comb. on 08/31/2015 completed 09/01/2015 TIM ;
 Parent Parcel(s): 009-520-029-00;
 Child Parcel(s): 009-520-030-00;

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	100.00	166.80	0.8692	1.0912	650	100		61,649
100 Actual Front Feet, 0.38 Total Acres							Total Est. Land Value =	61,649

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	160	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2017

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Plumbing

3 Fixture Bath	1	-4,478	-4,030

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Door Opener	2	1,054	949
Base Cost	1120	39,010	35,109

Totals:	35,586	32,028

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 54,448

2026 Est. T.C.V. 009-520-030-00 = 117,047

Est. TCV/Total Floor Area = 0.00, Most recent sale 03/06/2017 for 25,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
49,900	49,900	49,900	15,340	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,600	0	0	414	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
58,500	58,500	58,500	15,754	15,754	0	

009-520-031-00	2026 Est. T.C.V.	HIRSCHMAN JIM & LAURA TRUST
Property Class: 401		6558 W NORTHSORE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOTS 31 NORTH LAWN BEACH.
 SPLIT ON 08/31/2015 FROM 009-520-029-00;
 SPLIT ON 06/23/2022 FROM 009-520-030-00;

Split/Comb. on 06/23/2022 completed 06/23/2022 TIM ;
 Parent Parcel(s): 009-520-030-00;
 Child Parcel(s): 009-520-031-00;

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	86.00	180.05	0.9163	1.1207	650	100		57,408
86 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	57,408

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	805	50	3,288
Total Estimated Land Improvements				3,288

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2024

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	3	1,581	1,565
Base Cost	4000	94,600	93,654

Totals: 96,181 95,219

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 161,872

2026 Est. T.C.V. 009-520-031-00 = 222,568

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/23/2022 for 15,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
96,700	96,700	96,700	82,332	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,600	0	2,222	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
111,300	111,300	111,300	84,554	84,554	0

009-530-001-00	2026 Est. T.C.V.	ROBERTS GEROG E D SR & CATHERINE J
Property Class: 401		8020 W RIDGEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 1 OAKRIDGE VIEW. LIBER 202 PAGE 898 EASEMENT

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	77.86	336.00	1.0916	0.8491	5000	100		360,797
68 Actual Front Feet, 0.64 Total Acres								
Total Est. Land Value =								360,797

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Picket, 30-40	15.10	63	0	0
Wood Frame	39.19	32	46	577

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,527

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1987

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1128 SF Floor Area = 1128 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,128		
Total:				186,521	121,234

Other Additions/Adjustments

Recreation Room	1100	20,867	13,564
Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911
2 Fixture Bath	1	2,996	1,947

Porches

WCP (1 Story)	208	8,692	5,650

Deck

Treated Wood	440	6,688	4,347
Treated Wood	176	3,664	2,382

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	864	31,804	20,673
Common Wall: 1 Wall	1	-2,589	-1,683

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*91% Good

Totals:	283,569	184,316

Parcel Number: 009-530-001-00

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Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 313,337

2026 Est. T.C.V. 009-530-001-00 = 675,661
 Est. TCV/Total Floor Area = 598.99, Most recent sale 08/06/2020 for 390,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
307,700	307,700	307,700	218,014	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	30,100	0	0	5,886	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
337,800	337,800	337,800	223,900	223,900	0	

009-530-002-00	2026 Est. T.C.V.	PORTER JOHN R & KATHLEEN C
Property Class: 401		8040 W RIDGEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 2 OAKRIDGE VIEW.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	80.00	278.00	1.0812	0.8253	5000	100		356,932
80 Actual Front Feet, 0.51 Total Acres								
Total Est. Land Value =								356,932

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	2532	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	97	4,850
Total Estimated Land Improvements True Cash Value =				4,850

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1976

(11) Heating System: Forced Heat & Cool

Ground Area = 1753 SF Floor Area = 1753 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Basement	1,753		
Total:				306,506	199,203

Other Additions/Adjustments

Recreation Room	1364	25,875	16,819
Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	2	8,956	5,821
2 Fixture Bath	1	2,996	1,947

Porches

CCP (1 Story)	145	4,151	2,698
WCP (1 Story)	112	5,519	3,587

Deck

Treated Wood	220	4,255	2,766

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	15,541
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	2	1,054	685

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 2 Story	1	6,520	4,238

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	398,824	259,208

Parcel Number: 009-530-002-00

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Notes:

 ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 440,654

2026 Est. T.C.V. 009-530-002-00 = 802,436

Est. TCV/Total Floor Area = 457.75, Most recent sale 07/15/2010 for 325,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
363,300	363,300	363,300	209,496	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	37,900	0	0	5,656	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
401,200	401,200	401,200	215,152	215,152	215,152	

009-530-003-00	2026 Est. T.C.V.	HENNING JOHN G TRUST
Property Class: 401		8060 W RIDGEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 3 OAKRIDGE VIEW.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	77.00	263.00	1.0958	0.8185	5000	100		345,289
77 Actual Front Feet, 0.47 Total Acres								
Total Est. Land Value =								345,289

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1331	0	0
D/W/P: 4in Ren. Conc.	8.17	353	0	0
D/W/P: Patio Blocks	15.58	161	0	0
D/W/P: 4in Ren. Conc.	8.17	3600	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	2	95	9,500
Total Estimated Land Improvements True Cash Value =				9,500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1974

(11) Heating System: Forced Heat & Cool

Ground Area = 1375 SF Floor Area = 1375 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,375		
			Total:	237,286	154,234

Other Additions/Adjustments

Recreation Room	1200	22,764	14,797

Exterior

Brick Veneer	192	3,180	2,067

Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	2	5,993	3,895

Porches

CCP (1 Story)	133	3,841	2,497
WGEP (1 Story)	144	12,898	8,384

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	3	1,581	1,028
Base Cost	1245	43,363	28,186

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Deck

Composite	423	7,018	4,562

Parcel Number: 009-530-003-00

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Composite	92	2,492	1,620	
Local Cost Items				
SANITARY SEWER	1	0	0	*84% Good
Totals:		358,275	232,878	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 395,893

2026 Est. T.C.V. 009-530-003-00	=	750,682
Est. TCV/Total Floor Area = 545.95, Most recent sale 03/31/2015 for 330,000		
2025 Assessed	MBOR	S.E.V.
338,200	338,200	338,200
		206,695
		2.70
2026 New Eq. Adjustment	Loss	Additions
2,800	34,300	2,800
	0	5,580
2026 Assessed	MBOR	S.E.V.
375,300	375,300	375,300
		215,075
		215,075
		PRE/MBT
		0

009-530-004-00	2026 Est. T.C.V.	MEIJER MARK D & SHEHAN MARY E
Property Class: 401		8080 W RIDGEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 4 OAKRIDGE VIEW.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	86.00	251.00	1.0542	0.8127	5000	100		368,422
86 Actual Front Feet, 0.50 Total Acres								368,422
Total Est. Land Value =								368,422

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	224	0	0
D/W/P: 4in Ren. Conc.	8.17	400	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1975

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1296 SF Floor Area = 1296 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,296		
Total:				219,794	153,857

Other Additions/Adjustments

Exterior					
Brick Veneer	96	1,590	1,113		
Basement, Outside Entrance, Below Grade	1	2,727	1,909		
Plumbing					
Average Fixture(s)	1	1,422	995		
Porches					
WPP	397	7,075	4,952		
Deck					
Treated Wood	32	1,353	947		
Treated Wood	67	1,997	1,398		
Water/Sewer					
Public Sewer	1	1,465	1,025		
Water Well, 100 Feet	1	5,734	4,014		
Built-Ins					
Appliance Allow.	1	2,713	1,899		
Fireplaces					
Interior 2 Story	1	6,520	4,564		
Local Cost Items					
SANITARY SEWER	1	0	0		*94% Good
Totals:				252,390	176,673

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 300,344

2026 Est. T.C.V. 009-530-004-00 = 671,141
 Est. TCV/Total Floor Area = 517.86, Most recent sale 12/12/2014 for 290,000

Parcel Number: 009-530-004-00

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2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	309,400	309,400	309,400	168,682	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	26,200	0	0	4,554	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	335,600	335,600	335,600	173,236	173,236	0

009-530-005-00	2026 Est. T.C.V.	MEIJER MARK D & SHEHAN MARY E
Property Class: 401		8100 W RIDGEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 5 OAKRIDGE VIEW.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	100.00	232.00	1.0000	0.8032	5000	100		401,600
70 Actual Front Feet, 0.61 Total Acres								401,600
Total Est. Land Value =								401,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	709	0	0
D/W/P: Asphalt Paving	3.10	3600	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
GENERATOR	1.00	1	95	1
LAND IMPROVE 10000	10,000.00	1	95	9,500
Total Estimated Land Improvements True Cash Value =				9,501

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1983

(11) Heating System: Forced Heat & Cool
 Ground Area = 1345 SF Floor Area = 1345 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,345		
Total:				232,660	174,495

Other Additions/Adjustments

Basement Living Area	1000	35,170	26,377
Basement, Outside Entrance, Below Grade	1	2,727	2,045

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Porches

CCP (1 Story)	50	1,578	1,531	*97% Good
WGEF (1 Story)	40	5,850	5,674	*97% Good

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	624	30,457	22,843
Common Wall: 1 Wall	1	-2,589	-1,942
Door Opener	1	527	395

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 100 Feet	1	5,734	4,300

Built-Ins

Appliance Allow.	1	2,713	2,035

Fireplaces

Interior 1 Story	1	5,235	3,926
Wood Stove	1	2,503	1,877

Local Cost Items

SANITARY SEWER	1	0	0	*92% Good

Totals:	329,930	249,079

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 423,434

2026 Est. T.C.V. 009-530-005-00	=	834,535
Est. TCV/Total Floor Area = 620.47		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
396,400 396,400 396,400	212,090	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 20,900 0	0	5,726 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
417,300 417,300 417,300	217,816	217,816 0

. SEC 10 T22N R8W LOT 6 OAKRIDGE VIEW.

IRR SHAPE

89 Actual Front Feet, 0.57 Total Acres Total Est. Land Value = 43,302

Est. TCV/Total Floor Area = 32.19, Most recent sale 10/17/2013 for 130,000

2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM	
	26,000		26,000	26,000	13,716	2.70	
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		-4,300	0	0	370	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	21,700		21,700	21,700	14,086	14,086	0

009-530-007-00	2026 Est. T.C.V.	VENNEMA WILLIMA J & PAMELA J
Property Class: 401		8105 W RIDGEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2015-00730 LOT 7 IN THE PLAT OF OAKRIDGE VIEW, TOWNSHIP OF LAKE, MISSAUKEE COUNTY, MICHIGAN, TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS A WALKWAY ONLY, NO VEHICLES ALLOWED, AND NO REMOVAL OF VEGETATION EXCEPT THAT WHICH MAY BE ALLOWED BY CONSENT OF THE OWNER OF LOT 1 IN THE PLAT OF OAKRIDGE VIEW. SAID EASEMENT DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 1 IN THE PLAT OF OAKRIDGE VIEW; THENCE N00DEG50'00"E 381.27 FEET; THENCE N57DEG05'40"W 11.80 FEET; THENCE S00°50'00"W 37 4.27 FEET; THENCE S36°10'00"E 16.62 FEET TO THE POINT OF BEGINNING.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	91.00	252.75	0.8142	1.1591	500	100		42,944
91 Actual Front Feet, 0.53 Total Acres								Total Est. Land Value = 42,944

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	216	0	0
D/W/P: 4in Ren. Conc.	8.17	800	0	0
Metal Prefab	21.51	72	50	774
Wood Frame	28.29	112	50	1,584

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				4,258

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1984

(11) Heating System: Forced Air w/ Ducts

Ground Area = 952 SF Floor Area = 1190 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	952		
Total:				154,402	108,082

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Deck

Treated Wood	168	3,558	2,491

Balcony

Wood Balcony	48	2,097	1,468

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	748	28,701	20,091
Common Wall: 1 Wall	1	-2,589	-1,812

Class: C Exterior: Pole (Unfinished)

Base Cost	416	12,842	8,989

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Wood Stove	1	2,503	1,752

Parcel Number: 009-530-007-00

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Local Cost Items

SANITARY SEWER

1

0

0

*84% Good

Totals: 217,326 152,129

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 187,119

2026 Est. T.C.V. 009-530-007-00 = 234,321

Est. TCV/Total Floor Area = 196.91, Most recent sale 05/27/2016 for 120,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
123,400	123,400	123,400	74,834	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-6,200	0	2,020	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
117,200	117,200	117,200	76,854	76,854	76,854	

009-530-008-00	2026 Est. T.C.V.	GAINES RICHARD & REBECCA
Property Class: 401		8081 W RIDGEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 8 OAKRIDGE VIEW.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

		* Factors *		IRR SHAPE		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
C40'@500/FF	135.00	233.61	0.7378	1.1366	500 100	56,601
135 Actual Front Feet, 0.72 Total Acres					Total Est. Land Value =	56,601

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	400	50	1,316
D/W/P: 4in Ren. Conc.	8.17	1400	50	5,719
Wood Frame	26.96	144	50	1,941
Wood Frame	23.80	280	50	3,332
Total Estimated Land Improvements True Cash Value =				12,308

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 1992

(11) Heating System: Forced Heat & Cool

Ground Area = 1102 SF Floor Area = 1634 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	570		
2 Story	Siding	Crawl Space	532		
			Total:	230,263	149,655

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	768	29,207	18,985
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Direct-Vented Gas	1	2,963	1,926

Breezeways

Frame Wall	96	6,480	4,212

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	282,663	183,715

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 225,969

2026 Est. T.C.V. 009-530-008-00 = 294,878

Est. TCV/Total Floor Area = 180.46, Most recent sale 07/20/2018 for 180,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
154,900	154,900	154,900	109,322	2.70

Parcel Number: 009-530-008-00

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2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-7,500	0	0	2,951	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	147,400	147,400	147,400	112,273	112,273	112,273

009-530-009-00	2026 Est. T.C.V.	GAINES JEFFREY A & BLAIR RODNEY R
Property Class: 402		W RIDGEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 9 OAKRIDGE VIEW.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	135.00	312.00	0.7378	1.2218	500	100		60,847
135 Actual Front Feet, 0.97 Total Acres							Total Est. Land Value =	60,847

2026 Est. T.C.V. 009-530-009-00 = 60,847

Est. TCV/Total Floor Area = 37.24, Most recent sale 07/08/2022 for 36,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
36,500	36,500	36,500	18,078	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-6,100	0	488	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,400	30,400	30,400	18,566	18,566	0	

009-530-010-00	2026 Est. T.C.V.	FRANCISCO DOUG
Property Class: 401		8041 W RIDGEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 10 OAKRIDGE VIEW.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	135.00	215.00	0.7378	1.1132	500	100		55,439
135 Actual Front Feet, 0.67 Total Acres								55,439
Total Est. Land Value =								55,439

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	500	0	0
D/W/P: Asphalt Paving	3.10	1620	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 1984

(11) Heating System: Forced Hot Water
 Ground Area = 1524 SF Floor Area = 1524 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,524		
			Total:	235,486	153,066

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Deck

Pine w/Roof (Deck Portion)	84	1,793	1,165
Pine w/Roof (Roof portion)	84	1,544	1,004
Treated Wood	390	6,182	4,018

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	780	29,500	19,175
Common Wall: 1 Wall	1	-2,589	-1,683

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 285,338 185,469

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 0.990 => TCV: 183,614

2026 Est. T.C.V. 009-530-010-00 = 241,428

Est. TCV/Total Floor Area = 158.42, Most recent sale 10/15/2018 for 127,100

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
122,600	122,600	122,600	67,210	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,900	0	0	1,814	0

Parcel Number: 009-530-010-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
120,700	120,700	120,700	69,024	69,024	69,024

009-530-011-00	2026 Est. T.C.V.	ORIZABA HEATHER H
Property Class: 401		8021 W RIDGEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 11 OAKRIDGE VIEW.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	196.00	83.00	0.6721	0.8775	500	100		57,798
196 Actual Front Feet, 0.37 Total Acres								57,798
Total Est. Land Value =								57,798

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	54	0	0
D/W/P: Asphalt Paving	3.10	1636	0	0
D/W/P: Brick on Sand	18.00	63	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C 5 Blt 1988

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1430 SF Floor Area = 1430 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,430		
Total:				200,649	130,417

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

WPP	246	5,223	3,395
Foundation: Shallow	246	-1,446	-940
CPP	72	1,690	1,098

Deck

Treated Wood	149	3,287	2,137
Treated Wood	216	4,201	2,731

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	624	25,272	16,427
Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Breezeways

Frame Wall	198	13,365	8,687

Local Cost Items

SANITARY SEWER	1	0	0	*91% Good

Totals:	266,190	173,019

Notes:

Parcel Number: 009-530-011-00

Page: 2

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 0.990 => TCV: 171,289

2026 Est. T.C.V. 009-530-011-00 = 231,587

Est. TCV/Total Floor Area = 161.95, Most recent sale 02/27/2024 for 197,400

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
118,800	118,800	118,800	118,800	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,000	0	0	-3,000	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
115,800	115,800	115,800	122,007	115,800	0	

009-550-001-00	2026 Est. T.C.V.	BELEN JASON & ERIN
Property Class: 401		6110 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 1 EXC W 10 FT THEREOF PALMER'S PINE OAK PLAT.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
 * Factors * LAKE VIEW OVER PRIVATE PK

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	43.00	146.00	1.0542	1.1416	4800	100		248,404
43 Actual Front Feet, 0.14 Total Acres								
Total Est. Land Value =								248,404

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	845	50	3,452
D/W/P: 4in Concrete	6.96	330	50	1,148
D/W/P: 3.5 Concrete	6.58	144	50	474
Total Estimated Land Improvements True Cash Value =				5,074

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1966

(11) Heating System: Forced Hot Water
 Ground Area = 1140 SF Floor Area = 1140 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Basement	1,140		
			Total:	203,627	132,354
Other Additions/Adjustments					
Recreation Room			1000	18,970	12,330
Basement, Outside Entrance, Below Grade			1	2,727	1,773
Plumbing					
Average Fixture(s)			1	1,422	924
3 Fixture Bath			1	4,478	2,911
Porches					
WCP (1 Story)			165	7,437	4,834
WPP			165	4,343	2,823
CCP (1 Story)			40	1,327	863
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			726	25,366	16,488
Door Opener			1	527	343
Water/Sewer					
Public Sewer			1	1,465	952
Water Well, 100 Feet			1	5,734	3,727
Built-Ins					
Appliance Allow.			1	2,713	1,763
Fireplaces					
Exterior 2 Story			1	7,869	5,115
Deck					
w/Roof (Roof portion)			306	4,630	3,009
Local Cost Items					
SANITARY SEWER			1	0	0
					*84% Good
Totals:				292,635	190,209

Notes:

Parcel Number: 009-550-001-00

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ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 323,355

2026 Est. T.C.V. 009-550-001-00	=	576,833
Est. TCV/Total Floor Area = 505.99, Most recent sale 08/25/2023 for 480,000		
2025 Assessed	MBOR	S.E.V.
276,400	276,400	276,400
		Base for Cap
		IRM
		246,718
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	12,000	0
		Tax Adjustment
		6,661
		Losses
		0
2026 Assessed	MBOR	S.E.V.
288,400	288,400	288,400
		Capped
		->Taxable<-
		PRE/MBT
		253,379
		253,379
		0

009-550-001-50	2026 Est. T.C.V.	MISSAUKEE COUNTY ROAD COMMISSION
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W W 10 FT OF LOT 1 ACCORDING TO THE RECORDED PLAT THEREOF PALMER'S PINE OAKS PLAT.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	10.00	126.00	1.7565	1.0843	4800	100		91,414
10 Actual Front Feet, 0.03 Total Acres							Total Est. Land Value =	91,414

2026 Est. T.C.V. 009-550-001-50	=	0
Est. TCV/Total Floor Area = 0.00		
2025 Assessed	MBOR	S.E.V.
0	0	0
		Base for Cap
		IRM
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	0	0
		Tax Adjustment
		0
2026 Assessed	MBOR	S.E.V.
0	0	0
		Capped
		->Taxable<-
		0
		PRE/MBT
		0

009-550-002-00	2026 Est. T.C.V.	CONN DAVID R & EILEEN P
Property Class: 401		6040 W OAKCREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 2 PALMER'S PINE OAK PLAT.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *		LAKE VIEW OVER PVT PARK	
Description	Frontage	Depth	Value
A50'@4800/FF	61.00	181.00	336,150
61 Actual Front Feet, 0.25 Total Acres			Total Est. Land Value = 336,150

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	412	50	1,683
D/W/P: Crushed Rock	2.26	1500	50	1,695
Wood Frame	24.96	192	50	2,396
Total Estimated Land Improvements True Cash Value =				5,774

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2025

(11) Heating System: Forced Heat & Cool
 Ground Area = 1024 SF Floor Area = 1024 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,024		
Total:				167,088	165,417

Other Additions/Adjustments

Recreation Room	1024	19,425	19,231
Basement, Outside Entrance, Above Grade	1	1,980	1,960
Plumbing			
Average Fixture(s)	1	1,422	1,408
3 Fixture Bath	1	4,478	4,433
Water/Sewer			
1000 Gal Septic	1	4,689	4,642
Water Well, 100 Feet	1	5,734	5,677
Porches			
WPP	352	6,283	6,220
CPP	66	1,581	1,565
Built-Ins			
Appliance Allow.	1	2,713	2,686
Fireplaces			
Direct-Vented Gas	1	2,963	2,933
Totals:		218,356	216,172

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 367,492

2026 Est. T.C.V. 009-550-002-00	=	709,416
Est. TCV/Total Floor Area = 692.79, Most recent sale 03/12/1993 for 1		
2025 Assessed	MBOR	S.E.V.
305,800	305,800	305,800
2026 New Eq. Adjustment	Loss	Additions
40,800	8,100	40,800
2026 Assessed	MBOR	S.E.V.
354,700	354,700	354,700
	Capped	->Taxable<-
	229,458	229,458
		PRE/MBT
		0

009-550-003-00	2026 Est. T.C.V.	REID JAMES J & KEVIN J
Property Class: 401		6034 W OAKCREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 3 PALMER'S PINE OAK PLAT.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

LAKEVIEW OVER PVT SUB PK

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	61.00	183.00	0.9328	1.2355	4800	100		337,445
61 Actual Front Feet, 0.26 Total Acres								Total Est. Land Value = 337,445

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1965

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 749 SF Floor Area = 749 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	749		
			Total:	86,636	56,314

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	642

Porches

CCP (1 Story)	54	1,436	933

Deck

Treated Wood	496	6,904	4,488

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	320	11,146	7,245

Water/Sewer

Public Sewer	1	1,152	749
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,607	1,045

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	113,213	73,590

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 125,103

2026 Est. T.C.V. 009-550-003-00 = 462,548

Est. TCV/Total Floor Area = 617.55, Most recent sale 04/01/1996 for 81,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
232,000	232,000	232,000	79,221	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-700	0	0	2,138	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
231,300	231,300	231,300	81,359	81,359	81,359	

009-550-004-00	2026 Est. T.C.V.	GRIMWOOD JERRY P & HEATHER(2/9INT)&
Property Class: 401		6028 W OAKCREST DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 12 T22N R8W LOT 4 PALMERS PINE OAKS PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-170 DESC AS: LOT4 & BEG AT THE S'LY MOST COR OF LOT 5, TH NW'LY ALONG LOT LINE 171 FT TO NW'LY COR LOT 5, TH NE'LY ALONG LOT LINE 25 FT TO A PT, TH SE'LY TO POB. PALMER'S PINE OAK PLAT.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

		* Factors *		LAKE VIEW OVER SUB PARK		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A50'@4800/FF	46.20	174.00	0.8836	1.2139	4800 100	237,874
A50'@4800/FF	25.00	171.00	0.8836	1.2066	4800 100	127,939
71 Actual Front Feet, 0.28 Total Acres					Total Est. Land Value =	365,813

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.17	1257	50	1,364
D/W/P: 3.5 Concrete	6.31	866	50	2,732
Wood Frame	23.97	192	50	2,301
Total Estimated Land Improvements True Cash Value =				6,397

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1968

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 3046 SF Floor Area = 3046 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	900		
1 Story	Block	Slab	900		
1 Story	Block	Slab	864		
1 Story	Siding	Slab	382		
			Total:	332,528	199,494

Other Additions/Adjustments

Plumbing

Average Fixture(s)	3	4,098	2,459
3 Fixture Bath	2	8,601	5,161

Porches

CCP (1 Story)	114	3,203	1,922
CCP (1 Story)	120	3,358	2,015

Deck

Treated Wood	384	5,879	3,527
Treated Wood	320	5,219	3,131
Treated Wood	476	6,769	4,061

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	528	21,659	12,995
Door Opener	1	506	304

Water/Sewer

Public Sewer	1	1,407	844
Water Well, 100 Feet	1	5,507	3,304

Built-Ins

Appliance Allow.	3	7,816	4,690

Fireplaces

Interior 1 Story	2	10,055	6,033
Wood Stove	1	2,404	1,442

Local Cost Items

Parcel Number: 009-550-004-00

Page: 2

SANITARY SEWER

1

0

0

*84% Good

Totals:

419,009

251,382

Notes: 3 UNITS

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

427,349

2026 Est. T.C.V. 009-550-004-00

= 799,559

Est. TCV/Total Floor Area = 262.49, Most recent sale 08/25/2021 for 300,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

387,000 387,000 387,000 209,225 2.70

2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses

900 11,900 0 900 5,649 0

2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT

399,800 399,800 399,800 215,774 215,774 143,835

009-550-005-00	2026 Est. T.C.V.	CONN MARK ETAL
Property Class: 401		6022 W OAKCREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 5 PALMERS PINE OAKS PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-170 DESC AS: LOT 5 EXC BEG AT THE S'LY MOST COR LOT 5, TH NW'LY ALONG LOT LINE 171 FT TO NW'LY COR LOT 5, TH NE'LY ALONG LOT LINE 25 FT, TH SE'LY TO POB. PALMER'S PINE OAK PLAT.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

		* Factors *		LAKE VIEW OVER PVT PARK		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A50'@4800/FF	35.00	174.00	1.1330	1.2139	4800 100	231,056
35 Actual Front Feet, 0.14 Total Acres					Total Est. Land Value =	231,056

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	386	73	1,854
Total Estimated Land Improvements True Cash Value =				1,854

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1947

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 856 SF Floor Area = 856 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	856		
Total:				122,571	79,679

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Porches

WPP	326	5,822	3,784

Deck

Treated Wood	180	3,721	2,419

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	728	25,414	16,519
Common Wall: 1 Wall	1	-2,139	-1,390
Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	32	128	58	*45% Good

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	171,375	111,377

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 189,341

Parcel Number: 009-550-005-00

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2026 Est. T.C.V. 009-550-005-00 = 422,251
 Est. TCV/Total Floor Area = 493.28, Most recent sale 06/01/2000 for 139,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
207,100	207,100	207,100	88,510	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,000	0	0	2,389	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
211,100	211,100	211,100	90,899	90,899	0

009-550-006-00	2026 Est. T.C.V.	DOWNEY ROBERT & HUZEL PATRICIA
Property Class: 401		6016 W OAKCREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 6 PALMER'S PINE OAK PLAT.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
* Factors * LK VIEW OVER PVT PARK

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	60.00	172.00	0.9382	1.2090	4800	100		326,674
60 Actual Front Feet, 0.24 Total Acres								
Total Est. Land Value =								326,674

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	504	71	2,354
Total Estimated Land Improvements True Cash Value =				2,354

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1961

(11) Heating System: Forced Air w/ Ducts
Ground Area = 992 SF Floor Area = 1442 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	992		
1 Story	Siding	Overhang	450		
Total:				165,628	107,669

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Deck

Treated Wood	140	3,160	2,054

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	600	24,582	15,978
Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 213,706 138,920

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 236,164

2026 Est. T.C.V. 009-550-006-00 = 565,192

Est. TCV/Total Floor Area = 391.95

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
279,000	279,000	279,000	130,915	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,600	0	3,534	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
282,600	282,600	282,600	134,449	134,449	0

009-550-007-00	2026 Est. T.C.V.	KOEPLINGER PAT M
Property Class: 401		6010 W OAKCREST DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 12 T22N R8W THAT PART OF LOT 7 SW'LY OF A LINE FROM A PT ON NW'LY LINE
22.5 FT FROM W'LY COR TO A PT ON SE'LY LINE 56.7 FT FROM S'LY COR PALMER'S PINE
OAKS PLAT.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	23.00	174.00	1.3123	1.2139	4800	100		175,872
23 Actual Front Feet, 0.09 Total Acres								Total Est. Land Value = 175,872

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.69	80	71	1,629
Total Estimated Land Improvements True Cash Value =				1,629

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1960

(11) Heating System: Forced Air w/ Ducts
Ground Area = 968 SF Floor Area = 968 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	968		
			Total:	115,274	69,164

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Deck

Treated Wood	240	4,399	2,639

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 100 Feet	1	5,415	3,249

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Exterior 1 Story	1	5,597	3,358

Porches

CCP (1 Story)	24	1,110	666

Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	96	385	173	*45% Good

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 136,562 81,878

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 139,193

2026 Est. T.C.V. 009-550-007-00 = 316,694

Est. TCV/Total Floor Area = 327.16

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
155,400	155,400	155,400	55,636	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	1,502	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

158,300

158,300

158,300

57,138

57,138

0

009-550-007-50	2026 Est. T.C.V.	BAILEY CHRISTOPHER & BURKE HEATHER
Property Class: 401		6004 W OAKCREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W THAT PART OF LOT 7 NE'LY OF A LINE FROM A PT ON NW'LY LINE
22.5 FT FROM W'LY COR TO A PT ON SE'LY LINE 56.7 FT FROM S'LY COR PALMER'S PINE
OAKS PLAT.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
* Factors * LK VIEW OVER PVT PARK

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	23.00	180.00	1.3123	1.2284	4800	100	PROGRESSION	177,971
23 Actual Front Feet, 0.10 Total Acres								Total Est. Land Value = 177,971

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1960

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1020 SF Floor Area = 1020 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	904		
1 Story	Siding	Slab	116		
			Total:	120,708	78,460

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770
2 Fixture Bath	1	2,502	1,626

Deck

Treated Wood	506	7,165	4,657
w/Roof (Roof portion)	96	1,578	1,026

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 100 Feet	1	5,415	3,520

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Exterior 1 Story	1	5,597	3,638

Porches

CCP (1 Story)	16	740	481

Local Cost Items

SANITARY SEWER	1	0	0	*86% Good

Totals: 148,087 96,256

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 163,635

2026 Est. T.C.V. 009-550-007-50 = 341,606

Est. TCV/Total Floor Area = 334.91, Most recent sale 07/13/2018 for 210,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
166,700	166,700	166,700	93,417	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,100	0	0	2,522	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
170,800	170,800	170,800	95,939	95,939	0

009-550-009-00	2026 Est. T.C.V.	THELEN NATHAN & AMY
Property Class: 401		6017 W OAKCREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 9 PALMER'S PINE OAKS PLAT.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	75.00	145.20	0.9036	1.1020	500	100		37,343
75 Actual Front Feet, 0.25 Total Acres								37,343
Total Est. Land Value =								37,343

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	32.26	80	94	2,426
Total Estimated Land Improvements True Cash Value =				2,426

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C -5 Blt 1978

(11) Heating System: Forced Heat & Cool

Ground Area = 768 SF Floor Area = 960 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	768		
Total:				124,413	87,089

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Deck

Treated Wood	384	6,121	4,285

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	652	31,479	22,035

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Interior 1 Story	1	5,235	3,664

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 180,670 126,468

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 155,556

2026 Est. T.C.V. 009-550-009-00 = 195,325

Est. TCV/Total Floor Area = 203.46, Most recent sale 03/15/2013 for 80,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
99,300	99,300	99,300	56,734	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,600	0	0	1,531	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
97,700	97,700	97,700	58,265	58,265	0

009-550-010-00	2026 Est. T.C.V.	EDDINGER WILLIAM & SHARON
Property Class: 401		6023 W OAKCREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 10 PALMER'S PINE OAK PLAT.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	87.53	126.32	0.8694	1.0496	500	100		39,936
95 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	39,936

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	34.86	24	73	611
Total Estimated Land Improvements			True Cash Value =	611

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1981

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 720 SF Floor Area = 1080 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	720		
			Total:	133,181	93,226

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	829

Porches

WPP	360	5,659	3,961
WCP (1 Story)	12	831	582

Deck

Treated Wood	228	4,254	2,978

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	576	14,314	10,020

Water/Sewer

Public Sewer	1	1,300	910
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	1,897	1,328

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 165,965 116,175

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 142,895

2026 Est. T.C.V. 009-550-010-00 = 183,442

Est. TCV/Total Floor Area = 169.85, Most recent sale 04/01/1997 for 69,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
91,800	91,800	91,800	47,512	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-100	0	1,282	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
91,700	91,700	91,700	48,794	48,794	0

009-550-011-00	2026 Est. T.C.V.	LANE AMY L & LANE KEVIN S
Property Class: 401		6010 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 12 T22N R8W LOT 11 PALMER'S PINE OAK PLAT.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	72.60	95.50	0.9110	0.9517	500	100		31,472
73 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	31,472

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	66	50	203
D/W/P: Asphalt Paving	2.89	1200	50	1,734
Wood Frame	21.54	240	50	2,585
Total Estimated Land Improvements True Cash Value =				4,522

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls CD	Blt 1946

(11) Heating System: Forced Air w/ Ducts

Ground Area = 936 SF Floor Area = 936 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	936		
			Total:	111,897	72,732

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770
3 Fixture Bath	1	3,721	2,419

Porches

WGEP (1 Story)	280	18,326	11,912

Deck

Treated Wood	210	4,024	2,616

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	336	15,070	9,795

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Wood Stove	1	2,107	1,370

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	162,871	105,866

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 130,215

2026 Est. T.C.V. 009-550-011-00 = 166,209

Est. TCV/Total Floor Area = 177.57, Most recent sale 06/01/1999 for 55,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
83,800	83,800	83,800	50,828	2.70

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-550-011-00

Page: 2

	0	-700	0	0	1,372	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,100	83,100	83,100	52,200	52,200	0	

009-560-003-00	2026 Est. T.C.V.	GRAMS MICHAEL & ANN
Property Class: 401		105 S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SECS 2 & 1 T22N R8W LOTS 1,2, 3, 37 & 38 REDMAN ISLE.
 12/31/2021 COMBINE WITH 560-001-00 . FORMERLY SECS 2 & 1 T22N R8W LOTS 3 & 38
 REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	167.18	96.00	0.6986	0.7735	4100	100		370,370
234 Actual Front Feet, 0.29 Total Acres								Total Est. Land Value = 370,370

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	10.25	1835	50	9,404

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				14,404

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls BC Blt 2021

(11) Heating System: Forced Heat & Cool
 Ground Area = 2078 SF Floor Area = 2722 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	858		
1 Story	Siding	Crawl Space	282		
1 Story	Siding	Crawl Space	785		
1 Story	Siding	Crawl Space	153		
Total:				424,993	412,243

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,094	2,031
3 Fixture Bath	2	13,171	12,776

Porches

CCP (1 Story)	108	4,073	3,951
CCP (1 Story)	290	9,872	9,576

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	728	43,207	41,911
Door Opener	1	659	639

Water/Sewer

Public Sewer	1	1,877	1,821
Water Well, 100 Feet	1	6,387	6,195

Built-Ins

Appliance Allow.	1	3,899	3,782

Fireplaces

Interior 2 Story	1	8,330	8,080

Breezeways

Frame Wall	152	13,834	13,419

Local Cost Items

GENERATOR	1	1	1	*100% Good

Totals: 532,397 516,425

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 877,923

2026 Est. T.C.V. 009-560-003-00 = 1,262,697
 Est. TCV/Total Floor Area = 463.89, Most recent sale 06/29/2018 for 450,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
581,800	581,800	581,800	505,139	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	49,500	0	0	13,638	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
631,300	631,300	631,300	518,777	518,777	518,777	

009-560-004-00	2026 Est. T.C.V.	SNIDER MICHELE
Property Class: 402		S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W LOTS 4 & 39 REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	78.19	122.00	0.9115	0.8411	4100	100		245,775
100 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	245,775

2026 Est. T.C.V. 009-560-004-00 = 245,775

Est. TCV/Total Floor Area = 90.29

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
119,900	119,900	119,900	51,635	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	0	1,394	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
122,900	122,900	122,900	53,029	53,029	0	

009-560-005-00	2026 Est. T.C.V.	SNIDER MICHELE
Property Class: 401		117 S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W LOTS 5 & 40 REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	68.67	110.00	0.9539	0.8112	4100	100		217,846
79 Actual Front Feet,	0.16	Total Acres			Total Est.		Land Value =	217,846

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	141	50	464
D/W/P: 4in Concrete	6.96	400	50	1,392
Wood Frame	28.80	100	50	1,440
Total Estimated Land Improvements				True Cash Value = 3,296

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1974

(11) Heating System: Forced Heat & Cool

Ground Area = 1006 SF Floor Area = 1509 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	1,006		
			Total:	193,302	144,957

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	400	18,692	14,019
Common Wall: 1 Wall	1	-2,589	-1,942
Door Opener	1	527	395

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 100 Feet	1	5,734	4,300

Built-Ins

Appliance Allow.	1	2,713	2,035

Deck

Composite	625	9,475	7,106

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 230,741 173,035

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 294,160

2026 Est. T.C.V. 009-560-005-00 = 515,302

Est. TCV/Total Floor Area = 341.49

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
240,300	240,300	240,300	112,354	2.70		
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	17,400	0	0	3,033	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
257,700	257,700	257,700	115,387	115,387	0	

009-560-006-00	2026 Est. T.C.V.	KOLHAGEN ROGER A & JANET K TRUST
Property Class: 401		131 NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W LOTS 6 & 41 REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	63.00	118.00	0.9831	0.8314	4100	100		211,109
63 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	211,109

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	480	50	1,579
Total Estimated Land Improvements				True Cash Value = 1,579

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 1974

(11) Heating System: Electric Baseboard

Ground Area = 1000 SF Floor Area = 1640 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	840		
1 Story	Siding	Crawl Space	160		
1 Story	Siding	Overhang	430		
			Total:	210,025	157,523

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066

Deck

Treated Wood	380	6,080	4,560
Treated Wood	128	2,977	2,233
Treated Wood	136	3,101	2,326

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	480	18,926	14,194
Door Opener	1	527	395

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	650	31,408	23,556
Common Wall: 1 Wall	1	-2,589	-1,942
Door Opener	2	1,054	790

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 100 Feet	1	5,734	4,300

Built-Ins

Appliance Allow.	1	2,713	2,035

Fireplaces

Exterior 1 Story	1	6,387	4,790

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 289,230 216,925

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 368,773

2026 Est. T.C.V. 009-560-006-00 = 581,461

Est. TCV/Total Floor Area = 354.55, Most recent sale 06/01/2002 for 235,000

Parcel Number: 009-560-006-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	272,300	272,300	272,300	171,677	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	18,400	0	0	4,635	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	290,700	290,700	290,700	176,312	176,312	176,312

009-560-007-00	2026 Est. T.C.V.	RINK JAMES A TRUST
Property Class: 401		141 S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W LOTS 7 & 42 REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	65.33	127.00	0.9706	0.8530	4100	100		221,792
73 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	221,792

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	591	50	2,056
Total Estimated Land Improvements			True Cash Value =	2,056

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1971

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1022 SF Floor Area = 1533 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,022		
			Total:	194,828	126,629

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Porches

WGEP (1 Story)	265	19,406	12,614
WPP	80	2,844	1,849

Deck

Treated Wood	608	8,269	5,375

Balcony

Wood Balcony	48	2,097	1,363

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	484	21,267	13,824
Common Wall: 1/2 Wall	1	-1,294	-841

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 258,751 168,179

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 285,904

2026 Est. T.C.V. 009-560-007-00 = 509,752

Est. TCV/Total Floor Area = 332.52, Most recent sale 01/02/2015 for 198,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
237,600	237,600	237,600	109,465	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	17,300	0	0	2,955	0	

Parcel Number: 009-560-007-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
254,900	254,900	254,900	112,420	112,420	0

009-560-008-00	2026 Est. T.C.V.	RINK COTTAGE LLC
Property Class: 401		151 S NORA DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SECS 2 & 1 T22N R8W LOTS 8 & 43 REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	63.67	140.00	0.9795	0.8826	4100	100		225,665
68 Actual Front Feet,	0.20	Total Acres			Total Est.		Land Value =	225,665

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1476	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 1970

(11) Heating System: Forced Heat & Cool

Ground Area = 1448 SF Floor Area = 1810 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,448		
			Total:	253,389	164,696

Other Additions/Adjustments

Exterior

Stone Veneer	64	2,341	1,522

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911
2 Fixture Bath	1	2,996	1,947

Porches

CCP (1 Story)	60	1,870	1,215
WGEP (1 Story)	200	15,958	10,373
WCP (1 Story)	188	8,146	5,295
WPP	659	11,651	7,573

Balcony

Wood Balcony	96	4,193	2,725
Wood Balcony	48	2,097	1,363

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	816	30,445	19,789
Storage Over Garage	816	10,804	7,023

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 359,702 233,798

Notes:

Parcel Number: 009-560-008-00

Page: 2

 ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 397,457

2026 Est. T.C.V. 009-560-008-00 = 625,497

Est. TCV/Total Floor Area = 345.58, Most recent sale 09/28/2012 for 398,165

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
290,400	290,400	290,400	177,824	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	22,300	0	0	4,801	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
312,700	312,700	312,700	182,625	182,625	0	

009-560-009-00	2026 Est. T.C.V.	RINK COTTAGE LLC
Property Class: 402		S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W LOTS 9 & 44 REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	59.00	135.00	0.9724	0.8715	4100	100		204,987
C 67' @ 1600/FF	6.00	135.00	1.0107	0.8060	1600	50	ENCROCH FROM #8	3,910
66 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	208,897

2026 Est. T.C.V. 009-560-009-00 = 208,897

Est. TCV/Total Floor Area = 115.41

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
105,100	105,100	105,100	62,347	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-700	0	1,683	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
104,400	104,400	104,400	64,030	64,030	0

009-560-010-00	2026 Est. T.C.V.	RINK COTTAGE LLC
Property Class: 401		161 S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W LOTS 10 & 45 REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	62.33	121.00	0.9867	0.8387	4100	100		211,504
66 Actual Front Feet,	0.17	Total Acres			Total Est.		Land Value =	211,504

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	751	50	2,613
D/W/P: 4in Concrete	6.96	296	50	1,030
Total Estimated Land Improvements				True Cash Value = 3,643

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 2025

(11) Heating System: Forced Heat & Cool

Ground Area = 1504 SF Floor Area = 2325 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	821		
1 Story	Siding	Crawl Space	476		
1 Story	Siding	Crawl Space	207		
			Total:	296,324	293,364

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,408
3 Fixture Bath	2	8,956	8,866

Porches

CCP (1 Story)	48	1,531	1,516
CSEP (1 Story)	216	9,413	9,319
WCP (1 Story)	220	8,987	8,897

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	572	28,640	28,354
Common Wall: 1 Wall	1	-2,589	-2,563
Door Opener	1	527	522

Water/Sewer

Public Sewer	1	1,465	1,450
Water Well, 150 Feet	1	8,441	8,357

Local Cost Items

GENERATOR	1	1	1	*100% Good

Totals: 363,118 359,491

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 611,135

2026 Est. T.C.V. 009-560-010-00 = 826,282

Est. TCV/Total Floor Area = 355.39

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
103,200	103,200	103,200	65,165	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
307,300	2,600	0	307,300	1,759	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
413,100	413,100	413,100	374,224	374,224	0	

009-560-011-00	2026 Est. T.C.V.	MULDER JOHN & ELINORE
Property Class: 401		181 S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W LOTS 11 & 46 REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	71.00	110.00	0.9428	0.8112	4100	100		222,629
71 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	222,629

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	15.58	364	0	0
D/W/P: 4in Ren. Conc.	8.17	400	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C -5 Blt 1967

(11) Heating System: Electric Baseboard

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost

Other Additions/Adjustments

Plumbing

3 Fixture Bath	1	-4,478	-2,911

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	20,802	*87% Good

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Local Cost Items

SANITARY SEWER	1	0	0	*91% Good

Totals: 24,241 21,017

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 35,729

2026 Est. T.C.V. 009-560-011-00 = 260,858

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/15/2019 for 310,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
126,600	126,600	126,600	86,889	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,800	0	2,346	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
130,400	130,400	130,400	89,235	89,235	0

009-560-012-00	2026 Est. T.C.V.	MULDER JOHN & ELINORE
Property Class: 401		191 S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W LOTS 12 & 47 REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	69.00	105.00	0.9523	0.7981	4100	100		215,003
69 Actual Front Feet,	0.17	Total Acres			Total Est.		Land Value =	215,003

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	432	0	0
D/W/P: Patio Blocks	15.58	132	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements			True Cash Value =	1,900

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 10 Blt 1970

(11) Heating System: Forced Heat & Cool

Ground Area = 2283 SF Floor Area = 3630 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,286		
1 Story	Siding	Crawl Space	997		
1 Story	Siding	Overhang	12		
1 Story	Siding	Overhang	49		
		Total:		452,331	316,572

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135
2 Fixture Bath	1	2,996	2,097

Deck

Treated Wood	567	7,904	5,533
Treated Wood	351	5,770	4,039

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	950	34,267	23,987

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	936	30,635	21,444
Storage Over Garage	450	5,958	4,171

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Exterior 1 Story	2	12,774	8,942
Exterior 2 Story	1	7,869	5,508

Porches

CCP (1 Story)	12	593	415

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 576,909 403,776

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 686,419

2026 Est. T.C.V. 009-560-012-00 = 903,322

Est. TCV/Total Floor Area = 248.85

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
416,900	416,900	416,900	221,211	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	34,800	0	5,972	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
451,700	451,700	451,700	227,183	227,183	0

009-560-013-00	2026 Est. T.C.V.	KEEGAN ESTHER V TRUST
Property Class: 401		201 S NORA DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SECS 2 & 1 T22N R8W LOTS 13 & 48 REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	108.00	1.0000	0.8060	4100	100		198,277
60 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	198,277

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.58	939	73	5,196
Wood Frame	41.30	80	72	2,379
Total Estimated Land Improvements				True Cash Value = 7,575

Cost Est. for Res. Bldg: 1 Single Family 1S Cls BC Blt 1973

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 1904 SF Floor Area = 1904 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,904		
			Total:	325,229	227,660

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,094	1,466
3 Fixture Bath	2	13,171	9,220

Porches

CCP (1 Story)	25	1,111	778

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	30,960	21,672
Common Wall: 1.5 Wall	1	-4,507	-3,155

Water/Sewer

Public Sewer	1	1,877	1,314
Water Well, 100 Feet	1	6,387	4,471

Built-Ins

Appliance Allow.	1	3,899	2,729

Fireplaces

Exterior 1 Story	1	8,363	5,854

Deck

Treated Wood	852	11,502	8,051

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 400,086 280,060

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 476,102

2026 Est. T.C.V. 009-560-013-00 = 681,954

Est. TCV/Total Floor Area = 358.17

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
316,200	316,200	316,200	148,735	2.70	
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses

Parcel Number: 009-560-013-00

Page: 2

0	24,800	0	0	4,015	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
341,000	341,000	341,000	152,750	152,750	0

009-560-014-00	2026 Est. T.C.V.	KEEGAN ESTHER V TRUST
Property Class: 402		S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W N'LY 1/2 OF LOTS 14 & 49 REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	30.00	107.00	1.2746	10.4784	3800	100		69,518
		0.07	Total Acres		Total Est.		Land Value =	69,518

2026 Est. T.C.V. 009-560-014-00 = 69,518

Est. TCV/Total Floor Area = 36.51

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
36,600	36,600	36,600	14,088	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,800	0	380	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
34,800	34,800	34,800	14,468	14,468	0	

009-560-014-50	2026 Est. T.C.V.	ROWLAND ROBERT S
Property Class: 402		S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W S'LY 1/2 OF LOTS 14 & 49 REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	30.00	107.00	1.2746	10.4784	3800	100		69,518
		0.07	Total Acres		Total Est.		Land Value =	69,518

2026 Est. T.C.V. 009-560-014-50 = 69,518

Est. TCV/Total Floor Area = 36.51

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
36,600	36,600	36,600	14,088	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,800	0	380	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
34,800	34,800	34,800	14,468	14,468	0	

009-560-015-00	2026 Est. T.C.V.	ROWLAND ROBERT S
Property Class: 401		221 S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W LOTS 15 & 50 REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	61.00	108.00	0.9942	0.8060	4100	100		200,419
61 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	200,419

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	934	71	4,364
Total Estimated Land Improvements				True Cash Value = 4,364

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1968

(11) Heating System: Electric Baseboard

Ground Area = 1552 SF Floor Area = 2192 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	912		
2 Story	Siding	Crawl Space	640		
			Total:	288,342	201,815

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Porches

WPP	304	5,432	3,802
WGEP (1 Story)	64	7,602	5,321

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	21,479	15,035
Storage Over Garage	288	3,813	2,669

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	2,713	1,899

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 340,090 238,037

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 404,663

2026 Est. T.C.V. 009-560-015-00 = 609,446

Est. TCV/Total Floor Area = 278.03, Most recent sale 01/25/2013 for 260,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
281,000	281,000	281,000	171,242	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	23,700	0	4,623	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
304,700	304,700	304,700	175,865	175,865	0

009-560-016-00	2026 Est. T.C.V.	SOMES LARY & SHELLY TRUST
Property Class: 401		231 S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W LOTS 16 & 51 REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	61.00	117.00	0.9942	0.8289	4100	100		206,113
61 Actual Front Feet, 0.16 Total Acres								206,113
Total Est. Land Value =								206,113

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	227	0	0
D/W/P: 4in Concrete	6.96	228	0	0
D/W/P: 4in Concrete	6.96	308	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 5 Blt 1986

(11) Heating System: Forced Heat & Cool

Ground Area = 1719 SF Floor Area = 3008 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	1,719		
			Total:	367,603	249,947

Other Additions/Adjustments

Exterior

Brick Veneer	468	7,750	5,270

Plumbing

Average Fixture(s)	1	1,422	967
3 Fixture Bath	1	4,478	3,045

Porches

WGEP (1 Story)	160	13,800	9,384
CCP (1 Story)	32	1,103	750

Deck

Treated Wood	665	8,771	5,964
Treated Wood	93	2,375	1,615
Treated Wood	300	5,199	3,535

Balcony

Wood Balcony	48	2,097	1,426

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	304	15,768	10,722
Common Wall: 1 Wall	1	-2,589	-1,761

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	1057	36,815	25,034

Water/Sewer

Public Sewer	1	1,465	996
Water Well, 100 Feet	1	5,734	3,899

Built-Ins

Appliance Allow.	1	2,713	1,845

Fireplaces

Parcel Number: 009-560-016-00

Page: 2

Interior 2 Story	1	6,520	4,434	
Local Cost Items				
SANITARY SEWER	1	0	0	*84% Good
Totals:		481,024	327,072	

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 556,022

2026 Est. T.C.V. 009-560-016-00					=	764,510
Est. TCV/Total Floor Area = 254.16						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
350,400	350,400	350,400	201,637	2.70		
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	31,900	0	0	5,444	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
382,300	382,300	382,300	207,081	207,081	0	

009-560-017-00	2026 Est. T.C.V.	WOOD ANN LOUISE TR
Property Class: 401		241 S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W LOTS 17 & 52 REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	61.00	125.00	0.9942	0.8483	4100	100		210,940
61 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	210,940

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	500	86	2,829
Total Estimated Land Improvements				True Cash Value = 2,829

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1995

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1384 SF Floor Area = 1944 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,120		
1 Story	Siding	Crawl Space	264		
			Total:	254,745	216,532

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Porches

CCP (1 Story)	108	3,173	2,697
WPP	384	6,847	5,820

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	484	21,267	18,077
Common Wall: 1 Wall	1	-2,589	-2,201

Water/Sewer

Public Sewer	1	1,465	1,245
Water Well, 100 Feet	1	5,734	4,874

Built-Ins

Appliance Allow.	1	2,713	2,306

Fireplaces

Exterior 2 Story	1	7,869	6,689

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 307,124 261,054

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 443,792

2026 Est. T.C.V. 009-560-017-00 = 657,561

Est. TCV/Total Floor Area = 338.25

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
303,700	303,700	303,700	160,950	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	25,100	0	0	4,345	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

328,800

328,800

328,800

165,295

165,295

0

009-560-018-00	2026 Est. T.C.V.	TRAUSCH THOMAS C & JULIA E
Property Class: 401		251 S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W LOTS 18 & 53 REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	61.00	135.00	0.9942	0.8715	4100	100		216,699
61 Actual Front Feet,	0.19	Total Acres			Total Est.		Land Value =	216,699

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	33.84	30	0	0
D/W/P: 4in Concrete	6.96	628	0	0
D/W/P: 4in Concrete	6.96	1478	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements				2,500

True Cash Value =

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1967

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1008 SF Floor Area = 1512 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,008		
			Total:	192,404	125,036

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Porches

WPP	49	2,169	1,410

Deck

Treated Wood	620	8,376	5,444

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	21,479	13,961

Storage Over Garage	400	5,296	3,442

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	572	21,376	13,894

Storage Over Garage	143	1,893	1,230

Water/Sewer

Public Sewer	1	1,465	952

Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 267,172 173,633

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 295,176

Parcel Number: 009-560-018-00

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2026 Est. T.C.V. 009-560-018-00 = 514,375
 Est. TCV/Total Floor Area = 340.20, Most recent sale 08/04/2014 for 200,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
240,600	240,600	240,600	126,109	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	16,600	0	0	3,404	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
257,200	257,200	257,200	129,513	129,513	0

009-560-019-00	2026 Est. T.C.V.	BAKER LAWRENCE W
Property Class: 401		261 S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SECS 2 & 1 T22N R8W LOTS 19 & 54 REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	59.00	151.00	1.0059	0.9063	4100	100		220,532
59 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	220,532

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1613	50	6,589
D/W/P: Brick on Sand	18.00	417	50	3,753
Total Estimated Land Improvements				10,342

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 5 Blt 1975

(11) Heating System: Forced Heat & Cool

Ground Area = 1222 SF Floor Area = 2444 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,222		
			Total:	301,135	210,823

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Porches

WGEP (1 Story)	288	20,419	14,293
CCP (1 Story)	40	1,327	929

Deck

Treated Wood	436	6,649	4,654

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	690	32,816	22,971
Common Wall: 1 Wall	1	-2,589	-1,812
Door Opener	1	527	369

Class: C Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	720	31,068	21,748
Storage Over Garage	520	6,885	4,819
Door Opener	2	1,054	738

Water/Sewer

Public Sewer	2	2,930	2,051
Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Exterior 2 Story	1	7,869	5,508

Breezeways

Frame Wall	144	9,720	6,804

Local Cost Items

SANITARY SEWER	2	0	0	*84% Good

Totals:	434,157	303,938

Parcel Number: 009-560-019-00

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Notes:

 ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 516,695

2026 Est. T.C.V. 009-560-019-00				=	747,569
Est. TCV/Total Floor Area = 305.88					
2025 Assessed MBOR S.E.V.			Base for Cap	IRM	
347,500 347,500 347,500			197,154	2.70	
2026 New Eq. Adjustment Loss			Additions	Tax Adjustment	Losses
0 26,300 0			0	5,323	0
2026 Assessed MBOR S.E.V.			Capped	->Taxable<-	PRE/MBT
373,800 373,800 373,800			202,477	202,477	0

009-560-020-00	2026 Est. T.C.V.	STANHOPE KRISTY L
Property Class: 401		271 S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W LOTS 20, 21, 55 & 56 REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	167.00	0.7846	0.9388	4100	100		181,203
A 67' @ 4100/FF	60.00	167.00	0.7846	0.9388	4100	100	SURPLUS #21	181,203
120 Actual Front Feet, 0.46 Total Acres								362,406
Total Est. Land Value =								362,406

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	1350	0	0
D/W/P: Brick on Sand	18.00	609	0	0
D/W/P: Brick on Sand	18.00	113	0	0
D/W/P: 4in Concrete	6.96	480	0	0
Wood Frame	27.96	120	50	1,677

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				6,427

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1991

(11) Heating System: Forced Heat & Cool
 Ground Area = 1218 SF Floor Area = 2432 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,094		
1 Story	Siding	Crawl Space	124		
1 Story	Siding	Overhang	120		
Total:				298,679	194,151

Other Additions/Adjustments

Exterior

Brick Veneer	192	3,180	2,067

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

WCP (1 Story)	48	3,193	2,075
WSEP (1 Story)	127	7,637	4,964

Deck

Treated Wood	360	5,868	5,692	*97% Good

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	528	22,551	14,658
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Parcel Number: 009-560-020-00

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Totals:	354,858	232,544

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:	395,325

Cost Est. for Res. Bldg: 2 Single Family GRG	Cls C	Blt 2020

(11) Heating System: Space Heater

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Deck

Treated Wood	351	5,770	4,327

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	936	33,874	25,405
Storage Over Garage	456	6,037	4,528
Door Opener	1	527	395

Water/Sewer

Public Sewer	1	1,465	1,099

Totals:	47,673	35,754

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:	60,782

2026 Est. T.C.V. 009-560-020-00	=	824,940

Est. TCV/Total Floor Area = 339.20

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
387,900	387,900	387,900	226,461	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	24,600	0	0	6,114	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
412,500	412,500	412,500	232,575	232,575	232,575	

009-560-022-00	2026 Est. T.C.V.	ADAMS CARRIE L TRUST
Property Class: 401		291 S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W LOTS 22 & 57 & NE'LY 16 FT OF LOT 58. REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	172.00	1.0000	0.9486	4100	100		233,351
60 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	233,351

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1967

(11) Heating System: Forced Heat & Cool

Ground Area = 1248 SF Floor Area = 1952 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,248		
1 Story	Siding	Overhang	80		
		Total:		246,833	160,412

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

CGEP (1 Story)	260	15,808	10,275
WPP	614	10,868	7,064

Deck

Treated Wood	160	3,446	2,240
Treated Wood	570	7,929	5,154

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

Storage Over Garage	701	12,141	7,892
Base Cost	1052	47,361	30,785

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Local Cost Items

SANITARY SEWER	1	0	0	*91% Good

Totals: 365,433 237,502

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 403,753

Parcel Number: 009-560-022-00

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 Est. TCV/Total Floor Area = 326.88, Most recent sale 08/01/1997 for 159,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
297,200	297,200	297,200	178,153	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	21,800	0	0	4,810	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
319,000	319,000	319,000	182,963	182,963	0	

009-560-023-00	2026 Est. T.C.V.	ENGLISH MAROLE & WAINRIGHT K TTEE
Property Class: 401		301 S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W LOTS 23 & 58 EXC NE'LY 16 FT OF LOT 58. REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	164.00	1.0000	0.9329	4100	100		229,493
60 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	229,493

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	480	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C Blt 1993

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1520 SF Floor Area = 2824 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.75 Story	Siding	Crawl Space	864			
1 Story	Siding	Slab	656			*89% Good
1 Story	Siding	Overhang	656			
		Total:		314,218	246,653	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066

Deck

Treated Wood	656	8,685	6,514
Treated Wood	300	5,199	3,899

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	17,932
Storage Over Garage	200	2,648	1,986
Door Opener	1	527	395

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	1008	35,855	26,891
Storage Over Garage	288	3,813	2,860
Door Opener	2	1,054	790

Water/Sewer

Public Sewer	2	2,930	2,197
Water Well, 100 Feet	1	5,734	4,300

Built-Ins

Appliance Allow.	1	2,713	2,035

Fireplaces

Wood Stove	1	2,503	1,877

Local Cost Items

SANITARY SEWER	2	0	0	*84% Good

Totals: 411,211 319,395

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 542,972

Parcel Number: 009-560-023-00

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2026 Est. T.C.V. 009-560-023-00	=	774,840
Est. TCV/Total Floor Area = 274.38		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
359,200 359,200 359,200	210,909	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 28,200 0	0	5,694 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
387,400 387,400 387,400	216,603	216,603 0

009-560-024-00	2026 Est. T.C.V.	SMITH DANA M
Property Class: 401		311 S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W LOTS 24 & 59 REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	144.00	1.0000	0.8914	4100	100		219,281
60 Actual Front Feet,	0.20	Total Acres			Total Est.		Land Value =	219,281

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	450	50	1,838
D/W/P: 4in Ren. Conc.	8.17	720	50	2,941
D/W/P: 3.5 Concrete	6.58	102	50	335
Total Estimated Land Improvements				True Cash Value = 5,114

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1971

(11) Heating System: Forced Heat & Cool

Ground Area = 1596 SF Floor Area = 1995 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,596		
			Total:	263,353	184,378

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995

Porches

WCP (1 Story)	32	2,480	1,736

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	264	14,486	10,140
Door Opener	1	527	369

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Interior 1 Story	1	5,235	3,664
Direct-Vented Gas	1	2,963	2,074

Deck

Treated Wood	839	10,689	7,482

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 311,067 217,776

Notes: RESIDENCE

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 370,219

Cost Est. for Res. Bldg: 2 Single Family GRG Cls C Blt 2010

(11) Heating System: Forced Air w/ Ducts

Ground Area = 0 SF Floor Area = 0 SF.

Parcel Number: 009-560-024-00

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Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Plumbing

3 Fixture Bath			1	-4,478	-3,806
2 Fixture Bath			1	2,996	2,547

Deck

Treated Wood			490	7,183	6,106

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost			1008	35,855	30,477
Storage Over Garage			756	10,009	8,508
Door Opener			5	2,634	2,239

Water/Sewer

Public Sewer			1	1,465	1,245

Totals:				55,664	47,316

Notes: D.G.

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 80,437

2026 Est. T.C.V. 009-560-024-00 = 675,051

Est. TCV/Total Floor Area = 338.37, Most recent sale 08/13/2018 for 390,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
314,700	314,700	314,700	225,812	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	22,800	0	6,096	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
337,500	337,500	337,500	231,908	231,908	231,908	

009-560-025-00	2026 Est. T.C.V.	POGGI JOSEPH & JEANETTE &
Property Class: 401		321 S NORA DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SECS 2 & 1 T22N R8W LOTS 25 & 60 REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	124.00	1.0000	0.8459	4100	100		208,100
60 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	208,100

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	793	50	3,239
Total Estimated Land Improvements				3,239

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 10 Blt 1975

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1440 SF Floor Area = 2880 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,440		
			Total:	350,272	262,700

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	2	8,956	6,717

Porches

CCP (1 Story)	64	1,984	1,488

Deck

Treated Wood	176	3,664	2,748

Balcony

Wood Balcony	108	4,717	3,538

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	576	28,771	21,578
Common Wall: 1/2 Wall	1	-1,294	-970
Door Opener	1	527	395

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	736	28,395	21,296
Storage Over Garage	736	9,745	7,309
Door Opener	2	1,054	790

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 100 Feet	1	5,734	4,300

Built-Ins

Appliance Allow.	1	2,713	2,035

Local Cost Items

SANITARY SEWER	1	0	0	*86% Good

Totals: 448,125 336,089

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 571,351

Parcel Number: 009-560-025-00

Page: 2

Est. TCV/Total Floor Area = 271.77

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
361,900	361,900	361,900	208,413	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	29,400	0	0	5,627	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
391,300	391,300	391,300	214,040	214,040	214,040	

009-560-026-00	2026 Est. T.C.V.	FRIEND BONNIE R
Property Class: 401		331 S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W LOTS 26 & 61 REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	50.00	112.00	0.9475	0.8163	4100	100		158,558
A 67' @ 4100/FF	20.00	112.00	0.9475	0.8163	4100	100		63,423
70 Actual Front Feet, 0.18 Total Acres								
Total Est. Land Value =								221,981

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	720	50	2,217

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				3,187

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1979

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1594 SF Floor Area = 1594 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,594		
Total:				184,117	119,676

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770
3 Fixture Bath	1	3,721	2,419

Porches

CCP (1 Story)	64	1,822	1,184
CPP	16	414	269

Deck

Treated Wood	307	5,167	3,359

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	396	16,636	10,813
Common Wall: 1 Wall	1	-2,421	-1,574
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	528	17,957	11,672

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 235,139 152,840

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 259,828

2026 Est. T.C.V. 009-560-026-00	=	484,996
Est. TCV/Total Floor Area = 304.26		

Parcel Number: 009-560-026-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	226,800	226,800	226,800	143,983	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	15,700	0	0	3,887	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	242,500	242,500	242,500	147,870	147,870	147,870

009-560-027-00	2026 Est. T.C.V.	DETWILER GARY TRUST
Property Class: 401		341 S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W LOTS 27, 62 & 63 & BEG 30 FT N 65 DEG 28' E OF NW COR OF LOT 28 TH TO NE COR TH TO SE COR TH TO A PT ON WATERS EDGE 31 FT E'LY OF S COR TH N'LY TO POB REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	114.00	0.8363	0.8214	4100	100		168,983
A 67' @ 4100/FF	40.00	114.00	0.8363	0.8214	4100	100	SURPLUS	112,656
100 Actual Front Feet, 0.26 Total Acres								Total Est. Land Value = 281,639

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1602	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1 Single Family BI Cls CD Blt 1979

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1602 SF Floor Area = 2129 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/60/100/39
 Functional Depreciation because of: ATRIUM WINDOWS MBOR'14

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Bi-Level	Siding	Bi-Lev. 60%	785		
1 Story	Siding	Basement	817		
1 Story	Siding	Overhang	56		
			Total:	234,009	91,262

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,293	894

Plumbing

Average Fixture(s)	1	1,185	462
3 Fixture Bath	1	3,721	1,451

Porches

CPP	72	1,549	604
WPP	140	3,472	1,354
WPP	173	3,969	1,548
CGEP (2 Story)	351	28,621	11,162

Deck

Treated Wood	140	3,090	1,205

Balcony

Wood Balcony	84	3,352	1,307

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	396	16,636	6,488
Common Wall: 1 Wall	1	-2,421	-944
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	441	17,878	6,972
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	400	14,808	5,775

Water/Sewer

Public Sewer	1	1,300	507
Water Well, 100 Feet	1	5,415	2,112

Parcel Number: 009-560-027-00

Page: 2

Built-Ins

Appliance Allow.	1	1,897	740

Fireplaces

Interior 2 Story	1	5,762	2,247
2nd on Same Stack	1	3,852	1,502

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	350,388	136,648

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 232,302

2026 Est. T.C.V. 009-560-027-00	=	516,366

Est. TCV/Total Floor Area = 242.54, Most recent sale 05/30/2014 for 180,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
243,200	243,200	243,200	147,237	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,000	0	3,975	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
258,200	258,200	258,200	151,212	151,212	0

009-560-029-00	2026 Est. T.C.V.	ZAINEA MICHAEL A & ANN M
Property Class: 401		361 S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PCL A OF THE SURVEY RECORDED IN LIBER S-4 PG 77. (PART OF LOTS 29, 30 & 65).
REDMAN ISLE.

00 SPLIT 44.50 LAKEFRNT AND LOT 64 TO 030-00 FOR 01

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	118.75	0.8158	0.8332	4100	100		167,218
A 67' @ 4100/FF	47.34	118.75	0.8158	0.8332	4100	100	SURPLUS	131,935
107 Actual Front Feet, 0.29 Total Acres								Total Est. Land Value = 299,153

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1541	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 2007

(11) Heating System: Forced Heat & Cool
Ground Area = 2046 SF Floor Area = 2870 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	2,046		
1 Story	Siding	Overhang	312		
Total:				344,759	286,131

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,180

Porches

WCP (1 Story)	224	9,081	7,537
WCP (1 Story)	234	9,304	7,722
WCP (1 Story)	144	6,723	5,580

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	624	25,272	20,976
Common Wall: 1 Wall	1	-2,589	-2,149
Door Opener	1	527	437
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	784	23,810	19,762

Water/Sewer

Public Sewer	1	1,465	1,216
Water Well, 100 Feet	1	5,734	4,759

Built-Ins

Appliance Allow.	1	2,713	2,252

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals:	428,221	355,403

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 604,185

Parcel Number: 009-560-029-00

Page: 2

2026 Est. T.C.V. 009-560-029-00 = 905,713
 Est. TCV/Total Floor Area = 315.58, Most recent sale 06/15/2007 for 358,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
419,800	419,800	419,800	247,088	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	33,100	0	0	6,671	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
452,900	452,900	452,900	253,759	253,759	0

009-560-030-00	2026 Est. T.C.V.	VANTIL PHILLIP B & NANCY K
Property Class: 401		351 S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PCL B OF THE SURVEY RECORDED IN LIBER S-4 PG 77. (PART OF LOTS 28, 29 & 64).
REDMAN ISLE.

00 SPLIT FROM 029-00 FOR 01 INC LOT 64
NEW HOUSE @ 45% FOR 02 COMP FOR 04

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	44.00	128.00	1.1147	0.8554	4100	100		172,006
44 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	172,006

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	30	0	0
D/W/P: 4in Ren. Conc.	8.17	500	0	0
D/W/P: 4in Ren. Conc.	8.17	320	0	0
D/W/P: 4in Ren. Conc.	8.17	20	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements				950

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 2001

(11) Heating System: Forced Air w/ Ducts
Ground Area = 833 SF Floor Area = 1041 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	833		
			Total:	143,857	115,065

Other Additions/Adjustments

Exterior

Stone Veneer	44	1,610	1,288

Plumbing

Average Fixture(s)	1	1,422	1,138

Garages

Class: C Exterior: Pole (Finished)

Base Cost	730	25,024	20,019
Door Opener	1	527	422

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	627	25,362	20,290

Water/Sewer

Public Sewer	1	1,465	1,172
Water Well, 100 Feet	1	5,734	4,587

Built-Ins

Appliance Allow.	1	2,713	2,170

Local Cost Items

SANITARY SEWER	1	0	0	*91% Good

Totals:	207,714	166,151

Notes: 2015 GARAGE

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 282,457

2026 Est. T.C.V. 009-560-030-00

= 455,413

Parcel Number: 009-560-030-00

Page: 2

Est. TCV/Total Floor Area = 437.48

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
213,200	213,200	213,200	120,822	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	14,500	0	0	3,262	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
227,700	227,700	227,700	124,084	124,084	0

009-560-031-00	2026 Est. T.C.V.	KUIPERS TERRY & SHEILA
Property Class: 401		381 S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W LOTS 31 & 66 REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	168.00	1.0000	0.9408	4100	100		231,437
60 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	231,437

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1030	71	4,812
Total Estimated Land Improvements			True Cash Value =	4,812

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1979

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1008 SF Floor Area = 1512 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,008		
			Total:	192,404	134,671

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Porches

CGEP (1 Story)	260	15,808	11,066

Deck

Treated Wood	470	6,989	4,892

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	16,737
Common Wall: 1/2 Wall	1	-1,294	-906

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	780	26,637	18,646

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Exterior 1 Story	1	6,387	4,471

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals: 284,263 198,972

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 338,252

2026 Est. T.C.V. 009-560-031-00 = 574,501

Est. TCV/Total Floor Area = 379.96

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
268,300	268,300	268,300	140,932	2.70

Parcel Number: 009-560-031-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,000	0	0	3,805	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	287,300	287,300	287,300	144,737	144,737	0

009-560-032-00	2026 Est. T.C.V.	KUIPERS TERRY & SHEILA
Property Class: 402		S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W LOTS 32 & 68 REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	183.00	1.0000	0.9694	4100	100		238,469
60 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	238,469

2026 Est. T.C.V. 009-560-032-00 = 238,469

Est. TCV/Total Floor Area = 157.72

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
116,300	116,300	116,300	56,403	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	1,522	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
119,200	119,200	119,200	57,925	57,925	0

009-560-033-00	2026 Est. T.C.V.	KEEGAN MICHAEL J & CATHERINE E
Property Class: 402		S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SECS 2 & 1 T22N R8W LOTS 33 & 69 REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	183.00	1.0000	0.9694	4100	100		238,469
60 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	238,469

2026 Est. T.C.V. 009-560-033-00 = 238,469

Est. TCV/Total Floor Area = 157.72, Most recent sale 01/10/2024 for 300,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
116,300	116,300	116,300	116,300	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	0	2,900	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
119,200	119,200	119,200	119,440	119,200	0	

009-560-034-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

KEEGAN MICHAEL & CATHERINE
421 S NORA DR
Lake City, MI 49651

PCLS A & E AS SHOWN IN BOOK OF SURVEYS S-6 P94 REDMAN'S ISLE. REVISED PARCEL "A" A PART OF LOTS 34 & 35, PLAT OF REDMAN ISLE, A PART OF THE EAST½ OF SECTION 2, T22N-R7W, REEDER [SIC] TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 34; THENCE S36°33'56"E, 173.43 FEET TO A MEANDER LINE FOR LAKE MISSAUKEE; THENCE S57°32'43"W, ALONG SAID MEANDER LINE, 149.99 FEET; THENCE LEAVING SAID MEANDER LINE, N05°06'58"W, 149.83 FEET; THENCE 91.90 FEET ALONG A CURVE TO THE LEFT (RADIUS=50.00 FEET, LONG CHORD=N27°24'56"E, 79.49 FEET) TO THE POINT OF BEGINNING. CONTAINING 0.36± ACRES. AND REVISED PARCEL "E" A PART OF LOTS 70 & 71, PLAT OF REDMAN ISLE, A PART OF THE EAST½ OF SECTION 2, T22N-R7W, REEDER [SIC] TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF LOT 70; THENCE S41°29'20"W, 37.05 FEET; THENCE S19°05'42"W, 20.04 FEET; THENCE N86°33'13"W, 25.38 FEET TO A MEANDER LINE FOR LAKE MISSAUKEE; THENCE N31°50'51"E, ALONG SAID MEANDER LINE, 30.70 FEET; THENCE CONTINUING ALONG SAID MEANDER LINE, N44°51'04"E, 43.77 FEET; THENCE LEAVING SAID MEANDER LINE, S38°06'31"E, 15.18 FEET TO THE POINT OF BEGINNING. CONTAINING 0.04± ACRES.

10/2021 BOUNDARY ADJUSTMENT WITH 560-036-00

FORMERLY PCLS A & E AS SHOWN IN BOOK OF SURVEYS S-4 P190 (LOT 34, & PART OF LOT 35 & LOT 70) REDMAN'S ISLE.

02 SPLIT TO 035 & 036 FOR 03 ADJUSTED LOT 71 TO APPROX
LETTICH COVE RATE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	123.33	158.50	0.7771	0.9218	4100	100		362,221
150 Actual Front Feet, 0.40 Total Acres							Total Est. Land Value =	362,221

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1400	50	5,719
D/W/P: 3.5 Concrete	6.58	210	50	691
Total Estimated Land Improvements True Cash Value =				6,410

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 10 Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = 1530 SF Floor Area = 2668 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	1,170		
1 Story	Siding	Crawl Space	100		
2 Story	Siding	Crawl Space	260		
			Total:	353,388	300,379

Other Additions/Adjustments

Exterior			
Stone Veneer	248	9,072	7,711

Plumbing

Average Fixture(s)			
3 Fixture Bath	1	1,422	1,209
2 Fixture Bath	2	8,956	7,613
	1	2,996	2,547

Porches

CCP (1 Story)	72	2,208	1,877
WGEF (1 Story)	409	28,446	24,179

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Parcel Number: 009-560-034-00

Page: 2

Base Cost	576	28,771	24,455	
Common Wall: 1 Wall	1	-2,589	-2,201	
Door Opener	2	1,054	896	
Water/Sewer				
Public Sewer	1	1,465	1,245	
Water Well, 100 Feet	1	5,734	4,874	
Built-Ins				
Appliance Allow.	1	2,713	2,306	
Fireplaces				
Direct-Vented Gas	1	2,963	2,519	
Deck				
Treated Wood	793	10,103	8,588	
Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Totals:		456,702	388,197	

Notes: 2021 STRIP INTERIOR TO STUDS

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 659,935

2026 Est. T.C.V. 009-560-034-00 = 1,028,566

Est. TCV/Total Floor Area = 385.52, Most recent sale 12/19/2008 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
474,900	474,900	474,900	354,971	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	39,400	0	0	9,584	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
514,300	514,300	514,300	364,555	364,555	0	

009-560-036-00	2026 Est. T.C.V.	KEEGAN PATRICK G & KATHRYN G TRUST
Property Class: 401		431 S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

REVISED PARCEL "C" A PART OF LOTS 35, 36 & 71 , PLAT OF REDMAN ISLE, A PART OF THE EAST½ OF SECTION 2. T22N-R7W, REEDER [SIC] TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF LOT 34 OF SAID PLAT OF REDMAN ISLE: THENCE 91.90 FEET ALONG A CURVE TO THE RIGHT (RADIUS=50.00 FEET, LONG CHORD=S27°24'56"W, 79.49 FEET) TO THE POINT OF BEGINNING; THENCE S05°06'58"E, 149.83 FEET TO A MEANDER LINE FOR LAKE MISSAUKEE; THENCE ALONG SAID MEANDER LINE THE FOLLOWING 12 CALLS: S57°32'43"W, 49.97 FEET; THENCE S60°00'27"W 76.36 FEET; THENCE S83°51'07"W, 16.77 FEET; THENCE N75°41'38"W, 12.73 FEET; THENCE N58°00'57"W, 23.52 FEET; THENCE N18°47'40"W, 15.87 FEET; THENCE N31°32'45"E, 35.23 FEET; THENCE N45°13'08"E, 20.92 FEET; THENCE 24°44'05"E, 40.64 FEET; THENCE N19°14'45"E, 25.29 FEET; THENCE N04°13'08"E, 160.18 FEET; THENCE N31°50'51"E, 8.03 FEET; THENCE LEAVING SAID MEANDER LINE, S86°33'13"E, 25.38 FEET; THENCE S19°05'42"W, 20.04 FEET; THENCE 104.55 FEET ALONG A CURVE TO THE LEFT (RADIUS=50.00 FEET, LONG CHORD=N39°59'17"E, 86.50 FEET) TO THE POINT OF BEGINNING. CONTAINING 0.60± ACRES.
10/2021 BOUNDARY LINE CHANGE WITH 560-036-00
FORMERLY PARCEL C AS SHOWN IN BOOK OF SURVEYS S-4 P-190 (PART OF LOTS 36 & 71).
REDMAN'S ISLE.

02 SPLIT FROM 034 FOR 03
ADJ BACK SIDE TO APPROX LETTICH COVE RATE

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	130.55	221.50	0.7618	1.0364	3800	100		391,669
156 Actual Front Feet, 0.60 Total Acres					Total Est.		Land Value =	391,669

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 2025

(11) Heating System: Forced Heat & Cool
Ground Area = 1864 SF Floor Area = 2754 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	136		
2 Story	Siding	Crawl Space	890		
1 Story	Siding	Crawl Space	462		
1 Story	Siding	Crawl Space	376		
		Total:		366,827	363,170

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,408
3 Fixture Bath	2	8,956	8,866
2 Fixture Bath	1	2,996	2,966

Water/Sewer

2000 Gal Septic	1	9,318	9,225
Water Well, 150 Feet	1	8,441	8,357

Porches

CCP (1 Story)	48	1,531	1,516
WCP (1 Story)	144	6,723	6,656

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	23,671
Common Wall: 1 Wall	1	-2,589	-2,563

Built-Ins

Appliance Allow.	1	2,713	2,686

Parcel Number: 009-560-036-00

Page: 2

Deck

Treated Wood

718

9,147

9,056

Totals:

439,395

435,014

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 739,524

40% Completed => Est. True Cash Value 2026 = 295,810

2026 Est. T.C.V. 009-560-036-00

= 687,479

Est. TCV/Total Floor Area = 249.63

2025 Assessed MBOR S.E.V.

206,100 206,100 206,100

Base for Cap

IRM

126,398

2.70

2026 New Eq. Adjustment Loss

147,900 -10,300 0

Additions

Tax Adjustment

Losses

147,900

3,412

0

2026 Assessed MBOR S.E.V.

343,700 343,700 343,700

Capped

->Taxable<-

PRE/MBT

277,710

277,710

0

009-560-067-00	2026 Est. T.C.V.	KUIPERS TERRY & SHEILA
Property Class: 402		S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W LOT 67 REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

74X45IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	74.00	45.00	0.9658	0.3325	650	100	REDMOND ISLE BACK LOT	15,448
		0.08	Total Acres		Total Est.		Land Value =	15,448

2026 Est. T.C.V. 009-560-067-00

= 15,448

Est. TCV/Total Floor Area = 5.61

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
5,900	5,900	5,900	1,641	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,800	0	0	44	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
7,700	7,700	7,700	1,685	1,685	0

009-570-001-00	2026 Est. T.C.V.	RUPPEL JAMES H & FAYTHE B
Property Class: 401		7679 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 1 REDMAN'S MISSAUKEE LAKE PLAT.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	143.00	1.0000	0.8892	4100	100		218,747
60 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	218,747

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	280	25	453
Total Estimated Land Improvements			True Cash Value =	453

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1965

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1026 SF Floor Area = 1026 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,026		
			Total:	125,405	68,973

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	652

Deck

Treated Wood	310	5,199	2,859

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	480	18,926	10,409
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	308	12,554	6,905

Water/Sewer

Public Sewer	1	1,300	715
Water Well, 50 Feet	1	3,344	1,839

Built-Ins

Appliance Allow.	1	1,897	1,043

Breezeways

Frame Wall	144	8,467	4,657

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good

Totals: 178,277 98,052

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 166,688

2026 Est. T.C.V. 009-570-001-00 = 385,888

Est. TCV/Total Floor Area = 376.11

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
182,600	182,600	182,600	109,124	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	10,300	0	0	2,946	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
192,900	192,900	192,900	112,070	112,070	0	

009-570-002-00	2026 Est. T.C.V.	PRAY JOSEPH E TRUST
Property Class: 402		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 2 REDMAN'S MISSAUKEE LAKE PLAT.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	144.00	1.0000	0.8914	4100	100		219,281
60 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	219,281

2026 Est. T.C.V. 009-570-002-00 = 219,281

Est. TCV/Total Floor Area = 213.72

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
107,000	107,000	107,000	44,679	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	2,600	0	0	1,206	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
109,600	109,600	109,600	45,885	45,885	0	

009-570-003-00	2026 Est. T.C.V.	PRAY JOSEPH TRUST
Property Class: 401		7659 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	MARION, MI 49665

. SEC 2 T22N R8W LOT 3 REDMAN'S MISSAUKEE LAKE PLAT.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	148.00	1.0000	0.9000	4100	100		221,394
60 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	221,394

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	396	50	1,219
D/W/P: Patio Blocks	14.26	48	71	486
Total Estimated Land Improvements				1,705

Cost Est. for Res. Bldg: 1 A-Frame 1.25S Cls Good Blt 1963

(11) Heating System: Space Heater

Ground Area = 864 SF Floor Area = 1080 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	864		
			Total:	117,536	88,150

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
2 Fixture Bath	1	2,996	2,247

Deck

Treated Wood	225	4,318	3,238

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	432	17,574	13,180

Water/Sewer

Public Sewer	1	1,300	975
Water Well, 100 Feet	1	5,415	4,061

Built-Ins

Appliance Allow.	1	1,897	1,423

Fireplaces

Interior 1 Story	1	4,610	3,457

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 157,068 117,797

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 200,255

2026 Est. T.C.V. 009-570-003-00 = 423,354

Est. TCV/Total Floor Area = 391.99

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
205,200	205,200	205,200	85,367	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,500	0	2,304	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
211,700	211,700	211,700	87,671	87,671	0

009-570-004-00	2026 Est. T.C.V.	WILLIAMS DONALD C & VIRGINIA TRUST
Property Class: 401		7649 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 4 REDMAN'S MISSAUKEE LAKE PLAT.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	156.00	1.0000	0.9167	4100	100		225,511
60 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	225,511

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	528	50	2,157
D/W/P: 3.5 Concrete	6.58	275	50	905
D/W/P: Crushed Rock	2.26	300	50	339
Total Estimated Land Improvements				3,401

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2003

(11) Heating System: Forced Heat & Cool

Ground Area = 1428 SF Floor Area = 1428 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,428		
			Total:	196,202	156,961

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Porches

CCP (1 Story)	64	1,984	1,587

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	21,479	17,183
Door Opener	1	527	422

Water/Sewer

Public Sewer	1	1,465	1,172
Water Well, 50 Feet	1	3,344	2,675

Built-Ins

Appliance Allow.	1	2,713	2,170

Deck

Composite	355	6,337	5,070

Local Cost Items

SANITARY SEWER	1	0	0	*91% Good

Totals: 239,951 191,960

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 326,332

2026 Est. T.C.V. 009-570-004-00 = 555,244

Est. TCV/Total Floor Area = 388.83

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
258,400	258,400	258,400	167,821	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	19,200	0	0	4,531	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

277,600	277,600	277,600	172,352	172,352	0

009-570-005-00	2026 Est. T.C.V.	BROWN DONALD J
Property Class: 401		7639 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 2 T22N R8W LOT 5 REDMAN'S MISSAUKEE LAKE PLAT.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	169.00	1.0000	0.9428	4100	100		231,918
60 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	231,918

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	489	50	1,609
Wood Frame	27.96	120	94	3,154
Total Estimated Land Improvements				True Cash Value = 4,763

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1963

(11) Heating System: Space Heater

Ground Area = 1216 SF Floor Area = 1216 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,216		
			Total:	159,926	95,956

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	735	28,371	17,023

Water/Sewer

Public Sewer	1	1,465	879
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Interior 1 Story	1	5,235	3,141

Porches

CPP	20	548	329

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good

Totals:	203,024	121,815

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 207,086

2026 Est. T.C.V. 009-570-005-00	=	443,767

Est. TCV/Total Floor Area = 364.94, Most recent sale 07/01/2009 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
209,000	209,000	209,000	124,810	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,900	0	3,369	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
221,900	221,900	221,900	128,179	128,179	0

009-570-006-00	2026 Est. T.C.V.	CARNEY JAMES A
Property Class: 401		7629 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 2 T22N R8W LOT 6 REDMAN'S MISSAUKEE LAKE PLAT.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	62.00	169.00	0.9886	0.9428	4100	100		236,914
62 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	236,914

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	400	50	1,232
Total Estimated Land Improvements				True Cash Value = 1,232

Cost Est. for Res. Bldg: 1	Single Family	1.25S	Cls CD	Blt 1968

(11) Heating System: Electric Baseboard

Ground Area = 720 SF Floor Area = 900 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	720		
			Total:	106,087	72,138

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	806

Deck

Pine w/Roof (Deck Portion)	168	2,777	1,888
Pine w/Roof (Roof portion)	168	2,592	1,763

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	720	22,428	15,251

Water/Sewer

Public Sewer	1	1,300	884
Water Well, 50 Feet	1	3,344	2,274

Built-Ins

Appliance Allow.	1	1,897	1,290

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good

Totals:	141,610	96,294

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 163,699

2026 Est. T.C.V. 009-570-006-00	=	401,845

Est. TCV/Total Floor Area = 446.49

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
190,100	190,100	190,100	115,776	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	10,800	0	0	3,125	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
200,900	200,900	200,900	118,901	118,901	0	

009-570-007-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

COOK LINDA L & HARTMANN JEROME J
7619 W WHITE BIRCH AVE
LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 7 REDMAN'S MISSAUKEE LAKE PLAT.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	62.00	198.00	0.9886	0.9965	4100	100		250,417
62 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	250,417

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	442	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1972

(11) Heating System: Forced Hot Water

Ground Area = 845 SF Floor Area = 1268 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	845		
			Total:	157,581	94,549

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,293	1,376

Plumbing

Average Fixture(s)	1	1,185	711
3 Fixture Bath	1	3,721	2,233

Porches

WCP (1 Story)	72	3,802	2,281
WPP	286	4,733	2,840

Deck

Treated Wood	78	2,100	1,260
Treated Wood	104	2,477	1,486

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	440	15,818	9,491

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Interior 2 Story	1	5,762	3,457
Wood Stove	1	2,107	1,264

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 208,120 124,872

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 212,282

Parcel Number: 009-570-007-00

Page: 2

2026 Est. T.C.V. 009-570-007-00 = 463,649
 Est. TCV/Total Floor Area = 365.65, Most recent sale 07/15/2015 for 210,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
217,600	217,600	217,600	135,662	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	14,200	0	0	3,662	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
231,800	231,800	231,800	139,324	139,324	139,324

009-570-008-00	2026 Est. T.C.V.	BOHAC ANTHONY G & PAGGY A
Property Class: 401		7609 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 8 REDMAN'S MISSAUKEE LAKE PLAT.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	206.00	1.0000	1.0104	4100	100		248,558
60 Actual Front Feet, 0.28 Total Acres								248,558
Total Est. Land Value =								248,558

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	46.97	240	0	0
D/W/P: 3.5 Concrete	6.58	128	50	421
Total Estimated Land Improvements True Cash Value =				421

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C 5 Blt 1964

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
	3 Fixture Bath		1	-4,478	-3,135
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
	Base Cost		480	18,926	13,248
	Door Opener		1	527	369
Local Cost Items					
	SANITARY SEWER		1	0	0 *87% Good
Totals:				14,975	10,482

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 17,819

Cost Est. for Res. Bldg: 2 Single Family 1.5S Cls C 5 Blt 2024

(11) Heating System: Forced Heat & Cool

Ground Area = 1008 SF Floor Area = 1463 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	273		
2 Story	Siding	Basement	455		
1 Story	Siding	Basement	280		
Total:				220,170	217,939
Other Additions/Adjustments					
	Recreation Room		1008	19,122	18,931
	Basement, Outside Entrance, Above Grade		1	1,980	1,960
Plumbing					
	Average Fixture(s)		1	1,422	1,408
	3 Fixture Bath		1	4,478	4,433

Porches

Parcel Number: 009-570-008-00

Page: 2

WPP	592	10,484	10,379
WPP	48	2,152	2,130
WPP	30	1,656	1,639
Water/Sewer			
Public Sewer	1	1,465	1,450
Water Well, 150 Feet	1	8,441	8,357
Built-Ins			
Appliance Allow.	1	2,713	2,686
Totals:		274,083	271,312

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 461,230

2026 Est. T.C.V. 009-570-008-00	=	728,028
Est. TCV/Total Floor Area = 497.63, Most recent sale 11/17/2016 for 234,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
336,200 336,200 336,200 256,091 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 27,800 0 0 6,914 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
364,000 364,000 364,000 263,005 263,005 0		

009-570-009-00	2026 Est. T.C.V.	RINK JEFFREY A TRUST
Property Class: 401		7599 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 2 T22N R8W LOT 9 REDMAN'S MISSAUKEE LAKE PLAT.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	207.00	1.0000	1.0121	4100	100		248,980
60 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	248,980

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	33.84	16	94	509
Dock: Light posts	46.97	390	0	0
D/W/P: 4in Concrete	6.96	1274	50	4,433
Total Estimated Land Improvements True Cash Value =				4,942

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 5 Blt 2019

(11) Heating System: Forced Heat & Cool

Ground Area = 1632 SF Floor Area = 3264 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,632		
			Total:	405,993	385,723

Other Additions/Adjustments

Exterior

Stone Veneer	60	2,195	2,085
Basement, Outside Entrance, Above Grade	1	1,980	1,881

Plumbing

Average Fixture(s)	1	1,422	1,351
3 Fixture Bath	2	8,956	8,508

Porches

WCP (1 Story)	32	2,480	2,356

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	308	14,106	13,401
Door Opener	1	527	501

Water/Sewer

Public Sewer	1	1,465	1,392
Water Well, 50 Feet	1	3,344	3,177

Built-Ins

Appliance Allow.	1	2,713	2,577

Fireplaces

Direct-Vented Gas	1	2,963	2,815

Deck

Composite	600	9,096	8,641

Totals:	457,240	434,408

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 738,494

2026 Est. T.C.V. 009-570-009-00 = 992,416

Est. TCV/Total Floor Area = 304.05, Most recent sale 08/18/2016 for 230,000

Parcel Number: 009-570-009-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	453,800	453,800	453,800	333,425	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	42,400	0	0	9,002	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	496,200	496,200	496,200	342,427	342,427	0

009-570-010-00	2026 Est. T.C.V.	VEURINK GARY R & RUTH M LE
Property Class: 401		7589 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 10 REDMAN'S MISSAUKEE LAKE PLAT.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	207.00	1.0000	1.0121	4100	100		248,980
60 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	248,980

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	499	50	1,736
D/W/P: 3.5 Concrete	6.58	63	50	207
Total Estimated Land Improvements True Cash Value =				1,943

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1962

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1244 SF Floor Area = 1244 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,244		
			Total:	177,107	115,108

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Porches

CGEP (1 Story)	168	11,627	7,558
WPP	63	2,529	1,644

Deck

Treated Wood	510	7,375	4,794

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	308	14,106	9,169

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Prefab 1 Story	1	2,542	1,652

Local Cost Items

SANITARY SEWER	1	0	0	*91% Good

Totals:	224,230	145,738

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 247,755

2026 Est. T.C.V. 009-570-010-00	=	498,678

Est. TCV/Total Floor Area = 400.87

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
233,600	233,600	233,600	118,166	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,700	0	3,190	0	

Parcel Number: 009-570-010-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
249,300	249,300	249,300	121,356	121,356	0

009-570-011-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

WINN RANDALL & LANTA
7579 W WHITE BIRCH AVE
LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 11 REDMAN'S MISSAUKEE LAKE PLAT.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	204.00	1.0000	1.0070	4100	100		247,711
60 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	247,711

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 5 Blt 1973

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1438 SF Floor Area = 2516 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	1,438		
			Total:	304,176	212,919

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	2	8,956	6,269

Porches

WPP	214	4,969	3,478
WCP (1 Story)	24	1,776	1,243

Balcony

Wood Balcony, Roof	32	1,923	1,346

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	504	21,864	15,305
Door Opener	1	527	369

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	528	20,217	14,152
Door Opener	2	1,054	738

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Direct-Vented Gas	1	2,963	2,074

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 377,369 264,153

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 449,060

Parcel Number: 009-570-011-00

Page: 2

2026 Est. T.C.V. 009-570-011-00 = 699,271
 Est. TCV/Total Floor Area = 277.93, Most recent sale 09/30/2025 for 825,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
319,500	319,500	319,500	172,803	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
2,700	27,400	2,700	174,097	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
349,600	349,600	349,600	180,168	349,600	0

009-570-012-00	2026 Est. T.C.V.	MOTZ FRED & CHRISTINE TRUST
Property Class: 401		7569 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 2 T22N R8W LOT 12 REDMAN'S MISSAUKEE LAKE PLAT.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	197.00	1.0000	0.9947	4100	100		244,702
60 Actual Front Feet, 0.27 Total Acres							Total Est. Land Value =	244,702

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	46.97	320	0	0
D/W/P: 4in Ren. Conc.	8.17	1474	50	6,021
D/W/P: 4in Concrete	6.96	80	50	278
Total Estimated Land Improvements				True Cash Value = 6,299

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 1962

(11) Heating System: Forced Heat & Cool

Ground Area = 1728 SF Floor Area = 2304 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,152		
2 Story	Siding	Slab	576		
			Total:	311,153	264,492

Other Additions/Adjustments

Exterior

Brick Veneer	10	166	141

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	2	8,956	7,613

Porches

WCP (1 Story)	384	13,256	11,268
CCP (1 Story)	168	4,748	4,036
WPP	20	1,039	883

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	960	42,000	35,700
Storage Over Garage	634	8,394	7,135
Door Opener	2	1,054	896

Water/Sewer

Public Sewer	1	1,465	1,245
Water Well, 50 Feet	1	3,344	2,842

Built-Ins

Appliance Allow.	1	2,713	2,306

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 399,710 339,766

Notes: 2021 STRIP INTERIOR TO STUDS, REMODEL AND NEW DETACHED GARAGE

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 577,602

2026 Est. T.C.V. 009-570-012-00 = 828,603

Est. TCV/Total Floor Area = 359.64, Most recent sale 10/01/2020 for 303,500

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-570-012-00

Page: 2

	383,000	383,000	383,000	298,039	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	31,300	0	0	8,047	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	414,300	414,300	414,300	306,086	306,086	0

009-570-013-00	2026 Est. T.C.V.	ANKNEY DAVID L
Property Class: 401		7559 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 2 T22N R8W LOT 13 REDMAN'S MISSAUKEE LAKE PLAT.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	192.00	1.0000	0.9858	4100	100		242,510
60 Actual Front Feet, 0.26 Total Acres							Total Est. Land Value =	242,510

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1962

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1006 SF Floor Area = 1292 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	720		
2 Story	Siding	Crawl Space	286		
			Total:	149,716	97,315

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Deck

Treated Wood	486	6,979	4,536
Treated Wood w/Roof (Deck Portion)	104	2,477	1,610
Treated Wood w/Roof (Roof portion)	104	1,692	1,100

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	308	12,554	8,160
Door Opener	1	468	304

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Exterior 1 Story	1	5,597	3,638

Local Cost Items

SANITARY SEWER	1	0	0	*91% Good

Totals:	187,209	121,685

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 206,865

2026 Est. T.C.V. 009-570-013-00 = 450,325

Est. TCV/Total Floor Area = 348.55, Most recent sale 08/11/2017 for 215,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
211,900	211,900	211,900	134,048	2.70

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-570-013-00

Page: 2

0	13,300	0	0	3,619	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
225,200	225,200	225,200	137,667	137,667	137,667

009-570-014-00	2026 Est. T.C.V.	LAUGHTER JOINT TRUST
Property Class: 401		7549 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 14 REDMAN'S MISSAUKEE LAKE PLAT.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	190.00	1.0000	0.9822	4100	100		241,623
60 Actual Front Feet, 0.26 Total Acres							Total Est. Land Value =	241,623

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.62	200	50	2,462

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,412

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C -5 Blt 1974

(11) Heating System: Electric Baseboard

Ground Area = 840 SF Floor Area = 1964 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	840		
1 Story	Siding	Overhang	704		
		Total:		207,805	135,090

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

WPP	332	5,930	3,854

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	704	27,548	17,906
Common Wall: 1/2 Wall	1	-1,294	-841
Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 2 Story	1	7,869	5,115

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 261,807 170,191

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 289,325

2026 Est. T.C.V. 009-570-014-00 = 534,360

Est. TCV/Total Floor Area = 272.08

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
251,000	251,000	251,000	139,306	2.70

Parcel Number: 009-570-014-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	16,200	0	0	3,761	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	267,200	267,200	267,200	143,067	143,067	0

009-570-015-00	2026 Est. T.C.V.	CLARK KEVIN & JANE
Property Class: 401		7539 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 15 REDMAN'S MISSAUKEE LAKE PLAT.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	189.00	1.0000	0.9804	4100	100		241,177
60 Actual Front Feet, 0.26 Total Acres							Total Est. Land Value =	241,177

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	396	0	0
D/W/P: 4in Concrete	6.96	120	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1969

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1848 SF Floor Area = 2376 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,320		
2 Story	Siding	Crawl Space	528		
		Total:		271,140	176,277

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Deck

Treated Wood	496	7,242	4,707

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	484	21,267	13,824

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Porches

WPP	12	623	405
WPP	9	468	304

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good

Totals: 312,680 203,277

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 345,571

2026 Est. T.C.V. 009-570-015-00 = 587,698

Est. TCV/Total Floor Area = 247.35, Most recent sale 07/13/2007 for 255,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
273,200	273,200	273,200	167,115	2.70

Parcel Number: 009-570-015-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	20,600	0	0	4,512	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	293,800	293,800	293,800	171,627	171,627	0

009-570-016-00	2026 Est. T.C.V.	HORN BRUCE L & CATHARINE G TRUST
Property Class: 401		7529 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 2 T22N R8W LOT 16 REDMAN'S MISSAUKEE LAKE PLAT.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	187.00	1.0000	0.9768	4100	100		240,281
60 Actual Front Feet, 0.26 Total Acres								240,281
Total Est. Land Value =								240,281

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	120	0	0
D/W/P: 4in Ren. Conc.	8.17	860	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 2015

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 2174 SF Floor Area = 2846 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,174		
1 Story	Siding	Overhang	672		
Total:				333,676	300,307

Other Additions/Adjustments

Exterior

Stone Veneer	16	585	526

Plumbing

Average Fixture(s)	1	1,422	1,280
3 Fixture Bath	1	4,478	4,030
2 Fixture Bath	1	2,996	2,696

Porches

WPP	414	7,373	6,636

Deck

Treated Wood	464	6,928	6,235

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	681	34,806	31,325
Common Wall: 1 Wall	1	-3,005	-2,704

Water/Sewer

Public Sewer	1	1,465	1,318
Water Well, 50 Feet	1	3,344	3,010

Local Cost Items

GENERATOR	1	1	1	*95% Good

Totals: 394,069 354,660

Notes: 2014 PART OF 1979 FOUNDATION REMAINED & USED FOR 2015 REBUILD. NEW STUDS & ROOF TRUSSES ALL AI

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 602,922

2026 Est. T.C.V. 009-570-016-00 = 845,578

Est. TCV/Total Floor Area = 297.11

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-570-016-00

Page: 2

	390,500	390,500	390,500	224,540	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	32,300	0	0	6,062	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	422,800	422,800	422,800	230,602	230,602	230,602

009-570-017-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

CURRIER LINDA W (TTEE)
7519 W WHITE BIRCH AVE
Lake City, MI 49651

. SEC 2 T22N R8W LOT 17 REDMAN'S MISSAUKEE LAKE PLAT.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	183.00	1.0000	0.9694	4100	100		238,469
60 Actual Front Feet, 0.25 Total Acres								238,469
Total Est. Land Value =								238,469

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1312	0	0
D/W/P: Brick on Sand	18.00	70	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 1962

(11) Heating System: Forced Heat & Cool

Ground Area = 2102 SF Floor Area = 3040 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,280		
1 Story	Siding	Crawl Space	80		
1 Story	Siding	Crawl Space	124		
2 Story	Siding	Crawl Space	618		
Total:				391,784	333,043

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Porches

CCP (1 Story)	28	983	836

Deck

Treated Wood	672	8,830	7,505
Treated Wood	41	1,560	1,326

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	672	32,189	27,361
Door Opener	1	527	448

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	240	16,044	13,637
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	1	527	448

Water/Sewer

Public Sewer	1	1,465	1,245
Water Well, 50 Feet	1	3,344	2,842

Built-Ins

Appliance Allow.	1	2,713	2,306

Fireplaces

Exterior 1 Story	1	6,387	5,429

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals: 469,664 399,240

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 678,708

2026 Est. T.C.V. 009-570-017-00 = 922,177

Est. TCV/Total Floor Area = 303.35

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
424,600	424,600	424,600	254,012	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	36,500	0	0	6,858	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
461,100	461,100	461,100	260,870	260,870	0

009-570-018-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

CURRIER ROBERT J TRUST
7509 W WHITE BIRCH AVE
LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 18 REDMAN'S MISSAUKEE LAKE PLAT.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	172.00	1.0000	0.9486	4100	100		233,351
60 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	233,351

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1250	0	0
Wood Frame	27.63	128	50	1,768

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	92	2,300
Total Estimated Land Improvements				4,068

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 1975

(11) Heating System: Forced Air w/ Ducts
Ground Area = 884 SF Floor Area = 1105 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	884		
			Total:	158,983	119,241

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
2 Fixture Bath	1	2,996	2,247

Porches

WGEP (1 Story)	286	20,335	15,251

Balcony

Wood Balcony	56	2,446	1,834

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	572	28,640	21,480
Common Wall: 1 Wall	1	-2,589	-1,942
Door Opener	1	527	395

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 100 Feet	1	5,734	4,300

Built-Ins

Appliance Allow.	1	2,713	2,035

Fireplaces

Exterior 1 Story	1	6,387	4,790

Deck

Treated Wood	711	9,058	6,793

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 238,117 178,589

Notes:

Parcel Number: 009-570-018-00

Page: 2

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 303,601

2026 Est. T.C.V. 009-570-018-00	=	541,020
Est. TCV/Total Floor Area = 489.61, Most recent sale 01/10/2024 for 595,000		
2025 Assessed	MBOR	S.E.V.
253,200	253,200	253,200
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	17,300	0
		6,836
2026 Assessed	MBOR	S.E.V.
270,500	270,500	270,500
		260,036
		260,036
		0

009-575-001-00	2026 Est. T.C.V.	BARTHOLOMEW FRED B & KAREN
Property Class: 401		4766 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W LOT 1 RIVER WOODS ESTATES.

Land Value Estimates for Land Table 4575.4575 RIVERWOOD ESTATES PLAT1

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 130' @ 44/	163.00	270.00	0.9239	1.0000	44	100		6,626
163 Actual Front Feet, 1.01 Total Acres							Total Est. Land Value =	6,626

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1	Single Family	1.25S	Cls	C	Blt 2005

(11) Heating System: Forced Heat & Cool

Ground Area = 1532 SF Floor Area = 1915 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,532		
			Total:	267,068	227,007

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

WCP (1 Story)	108	5,357	4,553

Deck

Treated Wood	120	2,840	2,414

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	552	23,245	19,758
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	1	527	448

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals:	315,484	268,160

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 329,837

2026 Est. T.C.V. 009-575-001-00 = 338,963

Est. TCV/Total Floor Area = 177.00, Most recent sale 04/21/2006 for 9,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
145,200	145,200	145,200	91,010	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	24,300	0	0	2,457	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
169,500	169,500	169,500	93,467	93,467	93,467	

009-575-002-00
 Property Class: 402
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

BARTHOLOMEW FRED & KAREN
 DICKERSON RD
 LAKE CITY, MI 49651

SEC 27 T22N R8W LOT 2 RIVER WOODS ESTATES.

Land Value Estimates for Land Table 4575.4575 RIVERWOOD ESTATES PLAT1

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 130' @ 44/	163.00	270.00	0.9239	1.0000	44	100		6,626
163 Actual Front Feet, 1.01 Total Acres							Total Est. Land Value =	6,626

2026 Est. T.C.V. 009-575-002-00 = 6,626

Est. TCV/Total Floor Area = 3.46, Most recent sale 07/22/2022 for 7,200

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
3,800	3,800	3,800	3,800	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	-500	0	0	-500	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,300	3,300	3,300	3,902	3,300	3,300	

009-575-003-00	2026 Est. T.C.V.	HERWERYER DONALD & SHARON
Property Class: 401		4828 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W LOT 3 RIVER WOODS ESTATES.

Land Value Estimates for Land Table 4575.4575 RIVERWOOD ESTATES PLAT1

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 130' @ 44/	163.00	270.00	0.9239	1.0000	44	100		6,626
163 Actual Front Feet, 1.01 Total Acres							Total Est. Land Value =	6,626

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value

LAND IMPROVE 1000	1,000.00	1	95	950

Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S	Cls C	Blt 2007

(11) Heating System: Forced Heat & Cool

Ground Area = 1772 SF Floor Area = 1772 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,772		
			Total:	268,201	241,380

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,280

3 Fixture Bath	1	4,478	4,030

Water/Sewer

1000 Gal Septic	1	4,689	4,220

Water Well, 100 Feet	1	5,734	5,161

Deck

Treated Wood	80	2,182	1,964

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	21,519

Common Wall: 1.5 Wall	1	-3,883	-3,495

Door Opener	1	527	474

Built-Ins

Appliance Allow.	1	2,713	2,442

Totals:	309,973	278,975

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 343,139

2026 Est. T.C.V. 009-575-003-00 = 350,715

Est. TCV/Total Floor Area = 197.92, Most recent sale 01/30/2014 for 131,700

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
150,000	150,000	150,000	89,725	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	25,400	0	0	2,422	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
175,400	175,400	175,400	92,147	92,147	92,147

009-575-004-00	2026 Est. T.C.V.	GILL EARL A & TUCK CAROL A
Property Class: 401		4856 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W LOT 4 RIVER WOODS ESTATES.

Land Value Estimates for Land Table 4575.4575 RIVERWOOD ESTATES PLAT1

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 130' @ 44/	163.00	270.00	0.9239	1.0000	44	100		6,626
163 Actual Front Feet, 1.01 Total Acres							Total Est. Land Value =	6,626

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value

LAND IMPROVE 2500	2,500.00	1	50	1,250

Total Estimated Land Improvements True Cash Value =				1,250

Cost Est. for Res. Bldg: 1 Single Family 1S	Cls C	Blt 2005

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1344 SF Floor Area = 1344 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,344		
			Total:	180,715	153,608

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209

3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986

Water Well, 100 Feet	1	5,734	4,874

Deck

Treated Wood	40	1,540	1,309

Treated Wood	140	3,160	2,686

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	20,323

Common Wall: 1 Wall	1	-2,589	-2,201

Door Opener	1	527	448

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals:	226,299	192,354

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 236,595

2026 Est. T.C.V. 009-575-004-00 = 244,471

Est. TCV/Total Floor Area = 181.90, Most recent sale 09/15/2023 for 240,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM

106,100	106,100	106,100	95,367	2.70

2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses

0	16,100	0	0	2,574	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

122,200	122,200	122,200	97,941	97,941	97,941

009-575-005-00	2026 Est. T.C.V.	TUCK TIMOTHY
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W LOT 5 RIVER WOODS ESTATES.

Land Value Estimates for Land Table 4575.4575 RIVERWOOD ESTATES PLAT1

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 130' @ 44/	163.00	270.00	0.9239	1.0000	44	100		6,626
163 Actual Front Feet, 1.01 Total Acres							Total Est. Land Value =	6,626

2026 Est. T.C.V. 009-575-005-00 = 6,626

Est. TCV/Total Floor Area = 4.93, Most recent sale 12/15/2023 for 15,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
3,800	3,800	3,800	3,800	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	-500	0	0	-500	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,300	3,300	3,300	3,902	3,300	0	

009-575-006-00	2026 Est. T.C.V.	TUCK TIMOTHY
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W LOT 6 RIVER WOODS ESTATES.

Land Value Estimates for Land Table 4575.4575 RIVERWOOD ESTATES PLAT1

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 130' @ 44/	162.00	270.00	0.9259	1.0000	44	100		6,600
162 Actual Front Feet, 1.00 Total Acres							Total Est. Land Value =	6,600

2026 Est. T.C.V. 009-575-006-00 = 6,600

Est. TCV/Total Floor Area = 4.91, Most recent sale 12/15/2023 for 15,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
3,800	3,800	3,800	3,800	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	-500	0	0	-500	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,300	3,300	3,300	3,902	3,300	0	

009-575-007-00	2026 Est. T.C.V.	KOSLOSKI CONSTRUCTION LLC
Property Class: 401		8022 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W LOT 7 RIVER WOODS ESTATES.

Land Value Estimates for Land Table 4575.4575 RIVERWOOD ESTATES PLAT1

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 130' @ 44/	135.00	298.00	0.9869	1.0250	44	100		6,008
135 Actual Front Feet,	0.92	Total Acres			Total Est.	Land Value =		6,008

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2025

(11) Heating System: Forced Heat & Cool
 Ground Area = 1984 SF Floor Area = 1984 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,984		
			Total:	261,268	258,655

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,408
3 Fixture Bath	1	4,478	4,433

Water/Sewer

1000 Gal Septic	1	4,689	4,642
Water Well, 150 Feet	1	8,441	8,357

Porches

CCP (1 Story)	128	3,709	3,672

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	960	34,550	34,204

Built-Ins

Appliance Allow.	1	2,713	2,686

Totals: 321,270 318,057

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 391,210
 40% Completed => Est. True Cash Value 2026 = 156,484

2026 Est. T.C.V. 009-575-007-00 = 162,492

Est. TCV/Total Floor Area = 81.90, Most recent sale 06/27/2025 for 6,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
3,400	3,400	3,400	522	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
78,200	-400	78,200	2,478	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
81,200	81,200	81,200	78,736	81,200	0

009-575-008-00	2026 Est. T.C.V.	RUHF DONALD JAMES & CYNTHIA ANN
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W LOT 8 RIVER WOODS ESTATES.

Land Value Estimates for Land Table 4575.4575 RIVERWOOD ESTATES PLAT1

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 130' @ 44/	135.00	295.00	0.9869	1.0224	44	100		5,993
135 Actual Front Feet, 0.91 Total Acres							Total Est. Land Value =	5,993

2026 Est. T.C.V. 009-575-008-00 = 5,993

Est. TCV/Total Floor Area = 3.02, Most recent sale 08/16/2019 for 7,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
3,400	3,400	3,400	2,934	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-400	0	66	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,000	3,000	3,000	3,013	3,000	0	

009-575-009-00	2026 Est. T.C.V.	VANHOUTEN THOMAS A
Property Class: 401		8072 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W LOT 9 RIVER WOODS ESTATES.

Land Value Estimates for Land Table 4575.4575 RIVERWOOD ESTATES PLAT1

		* Factors *		EFF		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 130' @ 44/	135.00	292.66	0.9869	1.0204	44 100	5,981
135 Actual Front Feet, 0.91 Total Acres						Total Est. Land Value = 5,981

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	252 50	1,029
Total Estimated Land Improvements True Cash Value =			1,029

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls C	Blt 2024

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1224 SF Floor Area = 1224 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,224		
Total:				160,846	159,237

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,408

Water/Sewer

1000 Gal Septic	1	4,689	4,642
Water Well, 100 Feet	1	5,734	5,677

Porches

CCP (1 Story)	144	4,126	4,085

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	432	23,570	23,334
Common Wall: 1 Wall	1	-2,589	-2,563
Door Opener	1	527	522

Built-Ins

Appliance Allow.	1	2,713	2,686

Totals:	201,038	199,028

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 244,804

2026 Est. T.C.V. 009-575-009-00 = 251,814

Est. TCV/Total Floor Area = 205.73, Most recent sale 01/29/2025 for 259,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
109,100	109,100	109,100	109,100	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,800	0	16,800	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
125,900	125,900	125,900	112,045	125,900	125,900

009-575-010-00
 Property Class: 402
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

RENDON BRUCE R & DAIRE L
 W BLUE RD
 LAKE CITY, MI 49651

SEC 27 T22N R8W LOT 10 RIVER WOODS ESTATES.

Land Value Estimates for Land Table 4575.4575 RIVERWOOD ESTATES PLAT1

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 130' @ 44/	135.00	263.00	0.9869	0.9935	44	100		5,824
135 Actual Front Feet, 0.81 Total Acres							Total Est. Land Value =	5,824

2026 Est. T.C.V. 009-575-010-00 = 5,824

Est. TCV/Total Floor Area = 4.76, Most recent sale 03/13/2020 for 6,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
3,300	3,300	3,300	2,934	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	-400	0	0	-34	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,900	2,900	2,900	3,013	2,900	0	

009-575-011-00	2026 Est. T.C.V.	TURANSKI TED N LYNETTE A
Property Class: 401		4940 RIVER WOODS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W LOT 11 RIVER WOODS ESTATES.

Land Value Estimates for Land Table 4575.4575 RIVERWOOD ESTATES PLAT1

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 130' @ 44/	130.00	202.39	1.0000	0.9305	44	100		5,322
130 Actual Front Feet,	0.60	Total Acres			Total Est.	Land Value =		5,322

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	375	50	1,532
Total Estimated Land Improvements	True	Cash Value =		1,532

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C -5 Blt 2003

(11) Heating System: Forced Heat & Cool

Ground Area = 1664 SF Floor Area = 1664 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,664		
			Total:	241,253	205,076

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

WCP (1 Story)	96	4,936	4,196

Deck

Treated Wood	160	3,446	2,929

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	20,323
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	1	527	448

Built-Ins

Appliance Allow.	1	2,713	2,306

Fireplaces

Direct-Vented Gas	1	2,963	2,519

Totals: 293,482 249,471

Notes: MODULAR

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.140 => TCV: 284,397

2026 Est. T.C.V. 009-575-011-00 = 291,251

Est. TCV/Total Floor Area = 175.03, Most recent sale 04/14/2008 for 153,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
134,300	134,300	134,300	60,904	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	11,300	0	0	1,644	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
145,600	145,600	145,600	62,548	62,548	62,548	

009-575-012-00	2026 Est. T.C.V.	GAULD HOLLY D
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W LOT 12 RIVER WOODS ESTATES.

Land Value Estimates for Land Table 4575.4575 RIVERWOOD ESTATES PLAT1

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 130' @ 44/	130.00	205.07	1.0000	0.9335	44	100		5,340
130 Actual Front Feet, 0.61 Total Acres							Total Est. Land Value =	5,340

2026 Est. T.C.V. 009-575-012-00 = 5,340

Est. TCV/Total Floor Area = 3.21, Most recent sale 08/18/2005 for 12,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
3,000	3,000	3,000	3,000	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-300	0	-300	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,700	2,700	2,700	3,081	2,700	2,700	

009-575-013-00	2026 Est. T.C.V.	FULLER HOLLY D
Property Class: 401		8191 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W LOT 13 RIVER WOODS ESTATES.

Land Value Estimates for Land Table 4575.4575 RIVERWOOD ESTATES PLAT1

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 130' @ 44/	130.00	189.65	1.0000	0.9155	44	100		5,237
130 Actual Front Feet, 0.57 Total Acres							Total Est. Land Value =	5,237

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1600	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2005

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1344 SF Floor Area = 1344 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,344		
			Total:	206,345	175,394

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

WCP (1 Story)	128	6,143	5,222

Deck

Treated Wood	188	3,830	3,255

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	624	25,272	21,481
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	1	527	448

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals: 258,564 219,780

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 270,329

2026 Est. T.C.V. 009-575-013-00 = 278,066

Est. TCV/Total Floor Area = 206.89, Most recent sale 11/01/2004 for 11,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
119,300	119,300	119,300	78,771	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	19,700	0	0	2,126	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
139,000	139,000	139,000	80,897	80,897	80,897	

009-575-014-00	2026 Est. T.C.V.	BYRON MARGARET S
Property Class: 401		4931 RIVER WOODS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W LOT 14 RIVER WOODS ESTATES.

Land Value Estimates for Land Table 4575.4575 RIVERWOOD ESTATES PLAT1

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 130' @ 44/	130.00	268.06	1.0000	0.9982	44	100		5,710
130 Actual Front Feet,	0.80	Total Acres			Total Est.	Land Value =		5,710

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Picket, 12-24	20.50	55	0	0
D/W/P: Patio Blocks	15.58	120	0	0
D/W/P: Asphalt Paving	3.10	480	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	50	1,250
Total Estimated Land Improvements	True Cash Value =			1,250

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C 10 Blt 2000

(11) Heating System: Forced Hot Water

Ground Area = 1008 SF Floor Area = 1512 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,008		
			Total:	207,883	176,707

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Deck

Treated Wood	160	3,446	2,929
Treated Wood	64	1,953	1,660

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	20,323
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	1	527	448

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals: 254,166 216,047

Notes: BOCA MODULAR

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.140 => TCV: 246,294

2026 Est. T.C.V. 009-575-014-00 = 253,254

Est. TCV/Total Floor Area = 167.50, Most recent sale 05/16/2024 for 280,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
117,900	117,900	117,900	117,900	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,700	0	3,183	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
126,600	126,600	126,600	121,083	121,083	121,083	

009-575-015-00	2026 Est. T.C.V.	LANTZ RICK & CAROLYN TRUST
Property Class: 401		4765 RIVER WOODS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W LOT 15 RIVER WOODS ESTATES.

Land Value Estimates for Land Table 4575.4575 RIVERWOOD ESTATES PLAT1

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 130' @ 44/	155.00	143.50	0.9403	0.8538	44	100		5,475
155 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	5,475

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	1500	0	0
D/W/P: 4in Concrete	6.47	150	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2001

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1456 SF Floor Area = 1456 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,456		
			Total:	194,643	165,446

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	1,007
3 Fixture Bath	1	3,721	3,163

Water/Sewer

1000 Gal Septic	1	4,386	3,728
Water Well, 100 Feet	1	5,415	4,603

Porches

WCP (1 Story)	192	7,428	6,314

Deck

Treated Wood	64	1,908	1,622

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	676	24,012	20,410
Common Wall: 1 Wall	1	-2,421	-2,058
Door Opener	1	468	398

Built-Ins

Appliance Allow.	1	1,897	1,612

Totals: 242,642 206,245

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 253,681

2026 Est. T.C.V. 009-575-015-00 = 261,656

Est. TCV/Total Floor Area = 179.71, Most recent sale 02/01/2001 for 6,700

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
112,200	112,200	112,200	72,120	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	18,600	0	0	1,947	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

130,800

130,800

130,800

74,067

74,067

74,067

009-576-016-00	2026 Est. T.C.V.	IKERD JAMES & BETTY
Property Class: 401		4798 RIVER WOODS RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

LOT 16. RIVER WOODS ESTATES NO 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	150.00	255.00	1.0746	0.8074	110	100		14,316
150 Actual Front Feet, 0.88 Total Acres							Total Est. Land Value =	14,316

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	1700	0	0
D/W/P: 4in Ren. Conc.	8.17	432	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements			True Cash Value =	2,500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 2005

(11) Heating System: Forced Heat & Cool
 Ground Area = 1445 SF Floor Area = 1445 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,445		
			Total:	247,650	222,887

Other Additions/Adjustments

Recreation Room	1310	24,851	22,366
Exterior			
Brick Veneer	200	3,312	2,981
Basement, Outside Entrance, Below Grade	1	2,727	2,454
Plumbing			
Average Fixture(s)	1	1,422	1,280
3 Fixture Bath	1	4,478	4,030
2 Fixture Bath	1	2,996	2,696
Water/Sewer			
1000 Gal Septic	1	4,689	4,220
Water Well, 100 Feet	1	5,734	5,161
Porches			
CCP (1 Story)	64	1,984	1,786
CCP (1 Story)	88	2,643	2,379
Deck			
Treated Wood	180	3,721	3,349
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	576	28,771	25,894
Common Wall: 1 Wall	1	-2,589	-2,330
Door Opener	1	527	474
Built-Ins			
Appliance Allow.	1	2,713	2,442
Security System	1	6,870	6,183
Fireplaces			
Interior 2 Story	1	6,520	5,868

Totals: 349,019 314,120

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 386,368

2026 Est. T.C.V. 009-576-016-00 = 403,184

Est. TCV/Total Floor Area = 279.02, Most recent sale 06/06/2022 for 359,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
172,000	172,000	172,000	155,371	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	29,600	0	0	4,195	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
201,600	201,600	201,600	159,566	159,566	159,566	

009-576-017-00	2026 Est. T.C.V.	VORPAGEL KEVIN & KAYLA
Property Class: 402		RIVER WOODS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 17. RIVER WOODS ESTATES NO 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	150.00	238.60	1.0746	0.7941	110	100		14,080
150 Actual Front Feet, 0.82 Total Acres							Total Est. Land Value =	14,080

2026 Est. T.C.V. 009-576-017-00 = 14,080

Est. TCV/Total Floor Area = 9.74, Most recent sale 05/03/2019 for 185,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,800	5,800	5,800	4,695	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	0	126	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,000	7,000	7,000	4,821	4,821	4,821	

009-576-018-00	2026 Est. T.C.V.	VORPAGEL KEVIN & KAYLA
Property Class: 401		4828 RIVER WOODS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 18. RIVER WOODS ESTATES NO 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	155.00	218.00	1.0658	0.7764	110	100		14,108
155 Actual Front Feet, 0.78 Total Acres							Total Est. Land Value =	14,108

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	1500	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = 1392 SF Floor Area = 1392 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,392		
			Total:	229,007	192,362

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	2,291

Plumbing

Average Fixture(s)	1	1,422	1,194
3 Fixture Bath	1	4,478	3,762

Water/Sewer

1000 Gal Septic	1	4,689	3,939
Water Well, 100 Feet	1	5,734	4,817

Deck

Treated Wood w/Roof (Deck Portion)	176	3,664	3,078
Treated Wood w/Roof (Roof portion)	176	2,964	2,490
Treated Wood	120	2,840	2,386

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	624	25,272	21,228
Common Wall: 1 Wall	1	-2,589	-2,175
Door Opener	1	527	443

Built-Ins

Appliance Allow.	1	2,713	2,279

Totals:	283,448	238,094

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 292,856

2026 Est. T.C.V. 009-576-018-00 = 309,464

Est. TCV/Total Floor Area = 222.32, Most recent sale 05/03/2019 for 185,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
131,800	131,800	131,800	104,535	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	22,900	0	0	2,822	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

154,700

154,700

154,700

107,357

107,357

107,357

009-576-019-00	2026 Est. T.C.V.	HOWARD THOMAS R & ABBIE LYN
Property Class: 401		4880 RIVER WOODS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 19. RIVER WOODS ESTATES NO 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	155.00	218.00	1.0658	0.7764	110	100		14,108
155 Actual Front Feet, 0.78 Total Acres							Total Est. Land Value =	14,108

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	1700	0	0
D/W/P: 4in Concrete	6.96	100	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 2004

(11) Heating System: Forced Heat & Cool
 Ground Area = 1566 SF Floor Area = 1566 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,566		
			Total:	264,835	238,345

Other Additions/Adjustments

Recreation Room	1058	20,070	18,063

Plumbing

Average Fixture(s)	1	1,422	1,280
3 Fixture Bath	1	4,478	4,030

Water/Sewer

1000 Gal Septic	1	4,689	4,220
Water Well, 100 Feet	1	5,734	5,161

Porches

WCP (1 Story)	68	4,059	3,653

Deck

Treated Wood	160	3,446	3,101

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	920	33,424	30,082
Common Wall: 1 Wall	1	-2,589	-2,330
Door Opener	2	1,054	949

Built-Ins

Appliance Allow.	1	2,713	2,442

Local Cost Items

GENERATOR	1	1	1	*100% Good

Totals:	343,336	308,997

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 380,066

2026 Est. T.C.V. 009-576-019-00 = 396,674
 Est. TCV/Total Floor Area = 253.30, Most recent sale 02/29/2024 for 440,000

Parcel Number: 009-576-019-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	169,500	169,500	169,500	169,500	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	28,800	0	0	4,576	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	198,300	198,300	198,300	174,076	174,076	174,076

009-576-020-00	2026 Est. T.C.V.	FLINT ASHLEY & AARON
Property Class: 401		4910 RIVER WOODS RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

LOT 20. RIVER WOODS ESTATES NO 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	173.00	240.00	1.0369	0.7953	110	100		15,693
173 Actual Front Feet, 0.95 Total Acres							Total Est. Land Value =	15,693

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.58	1600	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1	Single Family	1.5S		Cls BC	Blt 2005

(11) Heating System: Forced Heat & Cool

Ground Area = 1419 SF Floor Area = 2512 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,419		
1 Story	Siding	Overhang	384		
			Total:	387,774	329,608

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	3,813	3,241

Plumbing

Average Fixture(s)	1	2,094	1,780
3 Fixture Bath	1	6,585	5,597
2 Fixture Bath	1	4,412	3,750
Separate Shower	1	2,667	2,267

Water/Sewer

1000 Gal Septic	1	5,433	4,618
Water Well, 100 Feet	1	6,387	5,429

Porches

CCP (1 Story)	98	3,722	3,164

Deck

Treated Wood	144	3,407	2,896

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	576	36,605	31,114
Common Wall: 1.5 Wall	1	-4,507	-3,831
Door Opener	2	1,317	1,119

Built-Ins

Appliance Allow.	1	3,899	3,314

Totals:	463,608	394,066

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 484,701

2026 Est. T.C.V. 009-576-020-00 = 505,144

Est. TCV/Total Floor Area = 201.09, Most recent sale 02/25/2022 for 410,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-576-020-00

Page: 2

2026	216,200	216,200	216,200	194,034	2.70	
	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	36,400	0	0	5,238	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	252,600	252,600	252,600	199,272	199,272	199,272

009-576-021-00	2026 Est. T.C.V.	FLINT ASHLEY & AARON
Property Class: 402		RIVER WOODS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 21. RIVER WOODS ESTATES NO 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	173.00	254.00	1.0369	0.8066	110	100		15,917
173 Actual Front Feet, 1.01 Total Acres							Total Est. Land Value =	15,917

2026 Est. T.C.V. 009-576-021-00 = 15,917

Est. TCV/Total Floor Area = 6.34, Most recent sale 02/25/2022 for 410,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
6,500	6,500	6,500	6,500	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,500	0	0	175	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,000	8,000	8,000	6,675	6,675	6,675	

009-576-022-00	2026 Est. T.C.V.	KOSLOSKI CONSTRUCTION LLC
Property Class: 401		4921 RIVER WOODS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 22. RIVER WOODS ESTATES NO 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	163.00	270.00	1.0525	0.8190	110	100		15,456
163 Actual Front Feet, 1.01 Total Acres					Total Est.		Land Value =	15,456

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2025

(11) Heating System: Forced Heat & Cool
 Ground Area = 1984 SF Floor Area = 1984 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,984		
			Total:	252,439	249,914

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,408
3 Fixture Bath	1	4,478	4,433

Water/Sewer

1000 Gal Septic	1	4,689	4,642
Water Well, 150 Feet	1	8,441	8,357

Porches

CCP (1 Story)	128	3,709	3,672

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	960	34,550	34,204
Common Wall: 1 Wall	1	-2,589	-2,563

Built-Ins

Appliance Allow.	1	2,713	2,686

Totals: 309,852 306,753

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 377,306
 40% Completed => Est. True Cash Value 2026 = 150,922

2026 Est. T.C.V. 009-576-022-00 = 166,378

Est. TCV/Total Floor Area = 83.86, Most recent sale 04/16/2025 for 15,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
6,300	6,300	6,300	4,346	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
75,500	1,400	0	75,500	3,354	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
83,200	83,200	83,200	79,963	83,200	0

009-576-023-00	2026 Est. T.C.V.	CHERRY KYLE & MORGAN
Property Class: 401		4883 RIVER WOODS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 23. RIVER WOODS ESTATES NO 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	163.00	270.00	1.0525	0.8190	110	100		15,456
163 Actual Front Feet, 1.01 Total Acres					Total Est.		Land Value =	15,456

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2025

(11) Heating System: Forced Heat & Cool
 Ground Area = 2000 SF Floor Area = 2000 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,000		
			Total:	297,789	294,812

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,408
3 Fixture Bath	1	4,478	4,433

Water/Sewer

1000 Gal Septic	1	4,689	4,642
Water Well, 150 Feet	1	8,441	8,357

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	575	23,886	23,647
Common Wall: 1 Wall	1	-2,589	-2,563

Built-Ins

Appliance Allow.	1	2,713	2,686

Totals:	340,829	337,422

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 415,029
 60% Completed => Est. True Cash Value 2026 = 249,017

2026 Est. T.C.V. 009-576-023-00 = 264,473

Est. TCV/Total Floor Area = 132.24, Most recent sale 04/04/2025 for 15,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
6,300	6,300	6,300	1,429	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
124,500	1,400	0	124,500	6,271	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
132,200	132,200	132,200	125,967	132,200	0	

009-576-024-00	2026 Est. T.C.V.	JONES ADVENTURES LLC
Property Class: 401		4871 RIVER WOODS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 24. RIVER WOODS ESTATES NO 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	163.00	270.00	1.0525	0.8190	110	100		15,456
163 Actual Front Feet, 1.01 Total Acres							Total Est. Land Value =	15,456

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2026

(11) Heating System: Forced Air w/o Ducts

Ground Area = 1279 SF Floor Area = 1279 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,279		
			Total:	196,316	194,353

Other Additions/Adjustments

Plumbing

3 Fixture Bath	1	-4,478	-4,433

Totals:	191,838	189,920

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:	233,602	
10% Completed => Est. True Cash Value 2026 =		23,360

2026 Est. T.C.V. 009-576-024-00	=	38,816
Est. TCV/Total Floor Area = 30.35, Most recent sale 06/05/2025 for 24,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
6,300 6,300 6,300 1,428 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
11,700 1,400 0 11,700 6,272 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
19,400 19,400 19,400 13,166 19,400 0		

009-576-025-00	2026 Est. T.C.V.	JONES ADVENTURES LLC
Property Class: 402		4827 RIVER WOODS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 25. RIVER WOODS ESTATES NO 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	148.00	278.00	1.0782	0.8250	110	100		14,482
148 Actual Front Feet, 0.94 Total Acres							Total Est. Land Value =	14,482

2026 Est. T.C.V. 009-576-025-00 = 14,482

Est. TCV/Total Floor Area = 11.32, Most recent sale 06/05/2025 for 24,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,900	5,900	5,900	1,590	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,300	0	5,610	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,200	7,200	7,200	1,632	7,200	0	

009-576-026-00	2026 Est. T.C.V.	GERNAAT TREVOR & COURTNEY B
Property Class: 402		RIVER WOODS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 26 & 27. RIVER WOODS ESTATES NO 2.
 6/2021 COMBINE LOT 27
 FORMERLY LOT 26

6/2021 COMBINE LOTS 26 & 27

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

		* Factors *		LOTS 26 & 27		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
C200'@200/	175.00	325.00	1.0339	0.9494	200 100	34,358
175 Actual Front Feet, 1.31 Total Acres					Total Est. Land Value =	34,358

2026 Est. T.C.V. 009-576-026-00 = 34,358

Est. TCV/Total Floor Area = 26.86, Most recent sale 03/28/2025 for 35,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
17,200	17,200	17,200	16,496	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	704	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
17,200	17,200	17,200	16,941	17,200	0

009-576-028-00	2026 Est. T.C.V.	GERNAAT TREVOR & COURTNEY B
Property Class: 401		4857 RIVER WOODS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 28. RIVER WOODS ESTATES NO 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

		* Factors *		EFF		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 200' @ 110/	126.00	243.00	1.1224	0.7977	110 100	12,411
126 Actual Front Feet, 0.70 Total Acres						Total Est. Land Value = 12,411

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	625	0	0
D/W/P: 3.5 Concrete	6.58	120	0	0
D/W/P: Asphalt Paving	3.10	1600	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2004

(11) Heating System: Forced Heat & Cool
 Ground Area = 1948 SF Floor Area = 1948 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,948		
			Total:	305,918	260,025

Other Additions/Adjustments

Recreation Room	1000	18,970	16,124
Basement, Outside Entrance, Below Grade	1	2,727	2,318

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	3	13,434	11,419

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

CCP (1 Story)	90	2,696	2,534	*94% Good

Deck

Treated Wood	372	5,997	5,097

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	576	28,771	24,455
Common Wall: 2 Wall	1	-5,177	-4,400
Door Opener	1	527	448

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	1	527	448
Base Cost	180	11,817	10,044

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals:	398,176	338,686

Notes:

Parcel Number: 009-576-028-00

Page: 2

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 416,584

2026 Est. T.C.V. 009-576-028-00	=	431,495
Est. TCV/Total Floor Area = 221.51, Most recent sale 10/05/2023 for 385,000		
2025 Assessed	MBOR	S.E.V.
184,200	184,200	184,200
		175,991
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	31,500	0
		4,751
2026 Assessed	MBOR	S.E.V.
215,700	215,700	215,700
		180,742
		180,742
		180,742

009-576-029-00	2026 Est. T.C.V.	KEHL RICHARD R
Property Class: 401		4845 RIVER WOODS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 29. RIVER WOODS ESTATES NO 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

		* Factors *		EFF		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 200' @ 110/	136.00	243.00	1.1012	0.7977	110 100	13,142
136 Actual Front Feet, 0.76 Total Acres						Total Est. Land Value = 13,142

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
D/W/P: Asphalt Paving	3.10	1700 0	0
D/W/P: 3.5 Concrete	6.58	60 0	0
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 2500	2,500.00	1 100	2,500
Total Estimated Land Improvements True Cash Value =			2,500

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 2001

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1120 SF Floor Area = 1400 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,120		
			Total:	208,947	167,149

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582
2 Fixture Bath	1	2,996	2,397

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 100 Feet	1	5,734	4,587

Porches

WCP (1 Story)	96	4,936	3,949
WCP (1 Story)	240	9,430	7,544

Deck

Treated Wood	212	4,149	3,319

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	784	35,876	28,701
Common Wall: 1 Wall	1	-2,589	-2,071
Door Opener	1	527	422

Built-Ins

Appliance Allow.	1	2,713	2,170

Fireplaces

Interior 2 Story	1	6,520	5,216
Raised Hearth	1	434	347

Totals: 290,262 232,201

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 285,607

Parcel Number: 009-576-029-00

Page: 2

 Est. TCV/Total Floor Area = 215.18, Most recent sale 03/02/2004 for 180,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
127,600	127,600	127,600	88,684	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	23,000	0	0	2,394	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
150,600	150,600	150,600	91,078	91,078	91,078	

009-576-030-00	2026 Est. T.C.V.	RENDON BRUCE R & DAIRE LYNN
Property Class: 401		4833 RIVER WOODS RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

LOT 30. RIVER WOODS ESTATES NO 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS
* Factors * EFF

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	260.00	300.00	0.9365	0.8409	110	100		22,523
260 Actual Front Feet, 1.79 Total Acres							Total Est. Land Value =	22,523

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.61	2250	94	7,636
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				10,136

Cost Est. for Res. Bldg: 1 Single Family 1S Cls BC Blt 2007

(11) Heating System: Forced Heat & Cool
Ground Area = 2004 SF Floor Area = 2004 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,004		
			Total:	382,908	325,471
Other Additions/Adjustments					
Recreation Room			1000	26,810	22,788
Exterior					
Stone Veneer			416	18,699	15,894
Basement, Outside Entrance, Below Grade			1	3,813	3,241
Plumbing					
Average Fixture(s)			1	2,094	1,780
3 Fixture Bath			2	13,171	11,195
2 Fixture Bath			1	4,412	3,750
Water/Sewer					
1000 Gal Septic			1	5,433	4,618
Water Well, 100 Feet			1	6,387	5,429
Porches					
CCP (1 Story)			120	4,496	3,822
CCP (1 Story)			120	4,496	3,822
CCP (1 Story)			132	4,914	4,177
Deck					
Treated Wood			160	3,653	3,105
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			980	54,027	45,923
Common Wall: 1 Wall			1	-3,005	-2,554
Door Opener			2	1,317	1,119
Built-Ins					
Appliance Allow.			1	3,899	3,314
Totals:				537,524	456,894

Notes:

Parcel Number: 009-576-030-00

Page: 2

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 561,980

2026 Est. T.C.V. 009-576-030-00	=	594,639
Est. TCV/Total Floor Area = 296.73, Most recent sale 05/24/2007 for 37,500		
2025 Assessed	MBOR	S.E.V.
254,800	254,800	254,800
		163,287
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	42,500	0
		4,408
2026 Assessed	MBOR	S.E.V.
297,300	297,300	297,300
		167,695
		167,695
		167,695

009-580-001-00	2026 Est. T.C.V.	CORELL DAVID J
Property Class: 401		1876 S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

LOT 1 EXC BEG N 88 DEG 50'54"W 59.91 FT FROM NE COR TH S 83 DEG 52'51"W 7.84 FT
N 06 DEG 07'09"W 1 FT, S 88 DEG 50'54"E 7.91 FT TO POB. SAPPHIRE LAKE ACRES.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	79.00	100.00	0.8521	1.0000	1800	100		121,163
79 Actual Front Feet, 0.18 Total Acres								
Total Est. Land Value =								121,163

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 2003

(11) Heating System: Electric Baseboard
Ground Area = 780 SF Floor Area = 1170 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	780		
			Total:	160,785	136,669

Other Additions/Adjustments

Recreation Room	575	10,908	9,272
Basement, Outside Entrance, Above Grade	1	1,980	1,683

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	2	8,956	7,613

Porches

WPP	260	5,294	4,500
WCP (1 Story)	24	1,776	1,510

Deck

Treated Wood	312	5,341	4,540

Water/Sewer

Public Sewer	1	1,465	1,245
Water Well, 100 Feet	1	5,734	4,874

Built-Ins

Appliance Allow.	1	2,713	2,306

Fireplaces

Prefab 2 Story	1	3,109	2,643

Local Cost Items

SANITARY SEWER	1	0	0	*93% Good

Totals: 209,483 178,064

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 302,708

2026 Est. T.C.V. 009-580-001-00 = 426,296

Est. TCV/Total Floor Area = 364.36, Most recent sale 06/01/2018 for 255,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-580-001-00

Page: 2

	182,300	182,300	182,300	134,910	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	30,800	0	0	3,642	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	213,100	213,100	213,100	138,552	138,552	0

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009-580-002-00
Property Class: 401
Map #:
```

2026 Est. T.C.V.

LAKE TOWNSHIP

SCHWAGER SUSANNA
1850 S SCHNEIDER ST
LAKE CITY, MI 49651

LOT 2 AND BEG N 88 DEG 50'54"W 59.91 FT FROM NE COR LOT 1, TH S 83 DEG 52'51"W 7.84 FT, N 06 DEG 07'09"W 1 FT, S 88 DEG 50'54"E 7.91 FT TO POB. SAPPHIRE LAKE ACRES.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	60.00	110.00	0.9382	1.0339	1800	100		104,761
60 Actual Front Feet,	0.15	Total Acres			Total Est.	Land Value =		104,761

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	26.08	165	72	3,098
Wood Frame	23.72	288	72	4,918
Total Estimated Land Improvements True Cash Value =				8,016

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1958

(11) Heating System: Forced Air w/ Ducts
Ground Area = 781 SF Floor Area = 781 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost	New	Depr.	Cost
1 Story	Siding	Crawl Space	605				
1 Story	Siding	Slab	176				
			Total:	104,548			67,972

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,422	924	
Deck				
Treated Wood	480	7,085	4,605	
Water/Sewer				
Public Sewer	1	1,465	952	
Water Well, 100 Feet	1	5,734	3,727	
Built-Ins				
Appliance Allow.	1	2,713	1,763	
Breezeways				
Frame Wall	63	3,306	2,149	
Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
	Totals:	126,273	82,092	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 139,556

2026 Est. T.C.V. 009-580-002-00 = 252,333

Est. TCV/Total Floor Area = 323.09

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	109,700	109,700	109,700	51,292	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	16,500	0	0	1,384	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	126,200	126,200	126,200	52,676	52,676	52,676	

009-580-003-00	2026 Est. T.C.V.	EDBERG KENETH D & WENDY S
Property Class: 401		1846 S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 3 SAPPHIRE LAKE ACRES.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	65.00	110.00	0.9123	1.0339	1800	100		110,355
65 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	110,355

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	180	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements True Cash Value =				1,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2020

(11) Heating System: Forced Heat & Cool

Ground Area = 1400 SF Floor Area = 1400 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,400		
			Total:	219,217	210,448

Other Additions/Adjustments

Basement, Outside Entrance, Above Grade	1	1,980	1,901
Plumbing			
Average Fixture(s)	1	1,422	1,365
Porches			
WCP (1 Story)	48	3,193	3,065
Deck			
Treated Wood	496	7,242	6,952
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	792	26,912	25,836
Water/Sewer			
Public Sewer	1	1,465	1,406
Water Well, 50 Feet	1	3,344	3,210
Built-Ins			
Appliance Allow.	1	2,713	2,604
Fireplaces			
Direct-Vented Gas	1	2,963	2,844
Totals:		270,451	259,631

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 441,373

2026 Est. T.C.V. 009-580-003-00 = 552,728

Est. TCV/Total Floor Area = 394.81, Most recent sale 03/15/2012 for 77,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
234,400	234,400	234,400	186,714	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	42,000	0	5,041	0

Parcel Number: 009-580-003-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
276,400	276,400	276,400	191,755	191,755	191,755

009-580-004-00	2026 Est. T.C.V.	KORNACKI MICHAEL & LESLEY
Property Class: 401		1840 S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. LOT 4 SAPPHIRE LAKE ACRES.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	65.00	110.00	0.9123	1.0339	1800	100		110,355
65 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	110,355

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	33.47	49	50	820

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements True Cash Value =				1,820

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls CD	Blt 1942

(11) Heating System: Wall/Floor Furnace

Ground Area = 300 SF Floor Area = 300 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	300		
			Total:	39,420	23,652

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Porches

WGEP (1 Story)	198	14,458	8,675
Foundation: Shallow	198	-1,265	-759

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Local Cost Items

SANITARY SEWER	1	0	0	*95% Good

Totals:	60,339	36,203

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 61,544

2026 Est. T.C.V. 009-580-004-00 = 173,719

Est. TCV/Total Floor Area = 579.06, Most recent sale 10/07/2021 for 175,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
75,600	75,600	75,600	48,990	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	11,300	0	1,322	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
86,900	86,900	86,900	50,312	50,312	0	

009-580-005-00	2026 Est. T.C.V.	SYKORA DANIEL & JAMIE
Property Class: 401		1830 S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W LOT 5 & E 1/2 LOT 6. SAPPHIRE LAKE ACRES.

04 Combo w/580-006-50 for 05

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	66.00	113.00	0.9074	1.0437	1800	100		112,510
66 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	112,510

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1028	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 2009

(11) Heating System: Forced Heat & Cool
 Ground Area = 1612 SF Floor Area = 1612 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,612		
			Total:	234,412	210,994

Other Additions/Adjustments

Basement, Outside Entrance, Above Grade	1	1,980	1,782

Plumbing

Average Fixture(s)	1	1,422	1,280
3 Fixture Bath	1	4,478	4,030
2 Fixture Bath	1	2,996	2,696

Porches

CCP (1 Story)	120	3,497	3,147

Deck

Treated Wood	518	7,449	6,704
Treated Wood	80	2,182	1,964

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	720	27,972	25,175
Common Wall: 1 Wall	1	-2,589	-2,330
Door Opener	1	527	474

Water/Sewer

Public Sewer	1	1,465	1,318
Water Well, 50 Feet	1	3,344	3,010

Built-Ins

Appliance Allow.	1	2,713	2,442

Breezeways

Frame Wall	182	9,551	8,596

Local Cost Items

SANITARY SEWER	1	0	0	*82% Good

Parcel Number: 009-580-005-00

Page: 2

 Totals: 301,399 271,282

Notes:

 ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 461,179

2026 Est. T.C.V. 009-580-005-00 = 576,039

Est. TCV/Total Floor Area = 357.34, Most recent sale 08/03/2020 for 380,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
245,200	245,200	245,200	205,951	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	42,800	0	0	5,560	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
288,000	288,000	288,000	211,511	211,511	211,511	

009-580-007-00	2026 Est. T.C.V.	SMITH CHRISTOPHER
Property Class: 401		1792 S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 10 T22N R8W LOT 7 & W 1/2 OF LOT 6. SAPPHIRE LAKE ACRES.

04 Combo w/568-006-00 for 05

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	68.00	121.00	0.8980	1.0690	1800	100		117,495
68 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	117,495

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.60	792	50	2,613
Total Estimated Land Improvements				True Cash Value = 2,613

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 5 Blt 2008

(11) Heating System: Forced Air w/ Ducts

Ground Area = 960 SF Floor Area = 1960 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	960		
1 Story	Siding	Overhang	20		
1 Story	Siding	Overhang	20		
			Total:	257,700	219,016

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	2,318

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	2	8,956	7,613

Porches

CCP (1 Story)	64	1,984	1,686
WCP (2 Story)	144	8,202	6,972

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	20,323
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	1	527	448

Water/Sewer

Public Sewer	1	1,465	1,245
Water Well, 100 Feet	1	5,734	4,874

Built-Ins

Appliance Allow.	1	2,713	2,306

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 312,751 265,809

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 451,875

2026 Est. T.C.V. 009-580-007-00 = 571,983

Est. TCV/Total Floor Area = 291.83, Most recent sale 11/14/2007 for 95,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
243,300	243,300	243,300	132,372	2.70

Parcel Number: 009-580-007-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	42,700	0	0	3,574	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	286,000	286,000	286,000	135,946	135,946	0

009-580-008-00	2026 Est. T.C.V.	SEJAT JOSEPH J & SUSAN Y
Property Class: 401		1792 S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 8 SAPPHIRE LAKE ACRES.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	60.00	110.00	0.9382	1.0339	1800	100		104,761
60 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	104,761

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	13.70	16	50	109
Wood Frame	25.18	96	50	1,208
Total Estimated Land Improvements True Cash Value =				1,317

Cost Est. for Res. Bldg: 1 Single Family 1S	Cls CD	Blt 1960

(11) Heating System: Wall/Floor Furnace

Ground Area = 656 SF Floor Area = 656 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	656		
			Total:	81,303	48,781

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,138	683

Porches

CGEP (1 Story)	75	5,602	3,361

Deck

Treated Wood	270	4,566	2,740

Water/Sewer

Public Sewer	1	1,249	749

Water Well, 50 Feet	1	3,212	1,927

Built-Ins

Appliance Allow.	1	1,822	1,093

Local Cost Items

SANITARY SEWER	1	0	0	*86% Good

Totals:	98,892	59,334

Notes: COTTAGE

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 100,867

2026 Est. T.C.V. 009-580-008-00 = 206,945

Est. TCV/Total Floor Area = 315.46, Most recent sale 09/06/2011 for 85,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
90,200	90,200	90,200	53,397	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,300	0	1,441	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
103,500	103,500	103,500	54,838	54,838	0

009-580-009-00	2026 Est. T.C.V.	LUDDEN JULIE B & GREG A
Property Class: 401		1790 S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 9 SAPPHIRE LAKE ACRES.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	60.00	107.00	0.9382	1.0240	1800	100		103,752
60 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	103,752

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	52.02	160	0	0
D/W/P: 3.5 Concrete	7.58	160	0	0
Metal Prefab	30.94	70	46	996

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				3,371

Cost Est. for Res. Bldg: 1 Single Family 2S Cls BC Blt 1941

(11) Heating System: Radiant (in-floor)
 Ground Area = 1056 SF Floor Area = 2112 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	1,056		
			Total:	316,171	259,260

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,094	1,717
3 Fixture Bath	1	6,585	5,400

Porches

WCP (1 Story)	36	3,248	2,663
CPP	400	8,428	6,911
Foundation: Shallow	400	-1,936	-1,588

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	450	30,753	25,217
Door Opener	1	659	540

Water/Sewer

Public Sewer	1	1,877	1,539
Water Well, 50 Feet	1	3,351	2,748

Built-Ins

Appliance Allow.	1	3,899	3,197

Fireplaces

Direct-Vented Gas	1	4,314	3,537

Breezeways

Frame Wall	64	4,463	4,418	*99% Good

Local Cost Items

SANITARY SEWER	1	0	0	*71% Good

Totals: 383,906 315,559

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 536,450

Parcel Number: 009-580-009-00

Page: 2

2026 Est. T.C.V. 009-580-009-00 = 643,573
 Est. TCV/Total Floor Area = 304.72, Most recent sale 07/12/2021 for 475,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
274,700	274,700	274,700	250,295	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	47,100	0	0	6,757	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
321,800	321,800	321,800	257,052	257,052	0

009-580-010-00	2026 Est. T.C.V.	ST PIERRE M EILEEN (LE)
Property Class: 402		S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 10 SAPPHIRE LAKE ACRES.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	60.00	88.00	0.9382	0.9562	1800	100		96,890
60 Actual Front Feet, 0.12 Total Acres					Total Est.		Land Value =	96,890

2026 Est. T.C.V. 009-580-010-00 = 96,890

Est. TCV/Total Floor Area = 45.88

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
43,100	43,100	43,100	20,280	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	5,300	0	0	547	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,400	48,400	48,400	20,827	20,827	20,827	

009-580-011-00	2026 Est. T.C.V.	BENITES RICARDO & DEBORAH
Property Class: 402		1774 S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 11 SAPPHIRE LAKE ACRES.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	101.62	214.33	0.7802	1.3058	1800	100		186,349
102 Actual Front Feet,	0.50	Total Acres			Total Est.		Land Value =	186,349

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.57	128	50	1,572
Total Estimated Land Improvements			True Cash Value =	1,572

2026 Est. T.C.V. 009-580-011-00 = 187,921

Est. TCV/Total Floor Area = 88.98, Most recent sale 07/09/2020 for 139,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
106,700	106,700	106,700	69,862	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-12,700	0	0	1,886	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
94,000	94,000	94,000	71,748	71,748	0

009-590-001-00	2026 Est. T.C.V.	CARLSON SARA L LE
Property Class: 402		S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W LOT 1 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
A50'@1800/	49.00	100.00	1.0071	1.0000	1800 100	
49 Actual Front Feet, 0.11 Total Acres					Total Est. Land Value =	88,826

2026 Est. T.C.V. 009-590-001-00 = 88,826

Est. TCV/Total Floor Area = 42.06

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
39,500	39,500	39,500	19,569	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,900	0	528	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
44,400	44,400	44,400	20,097	20,097	0

009-590-002-00	2026 Est. T.C.V.	CARLSON SARA L LE
Property Class: 402		1784 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 10 T22N R8W LOT 2 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A50'@1800/	49.00	100.00	1.0071	1.0000	1800 100	88,826
49 Actual Front Feet, 0.11 Total Acres						88,826
Total Est. Land Value =						88,826

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Wood Frame	23.38	96 78	1,750
Total Estimated Land Improvements True Cash Value =			1,750

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1938

(11) Heating System: Space Heater

Ground Area = 784 SF Floor Area = 784 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	784		
Total:				87,951	48,372

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Porches

WGEP (1 Story)	160	11,571	6,364

Water/Sewer

Public Sewer	1	1,152	634
Water Well, 50 Feet	1	3,344	1,839

Built-Ins

Appliance Allow.	1	1,607	884

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 106,613 58,636

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 99,681

2026 Est. T.C.V. 009-590-002-00 = 190,257

Est. TCV/Total Floor Area = 242.67

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
81,700	81,700	81,700	41,558	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,400	0	1,122	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
95,100	95,100	95,100	42,680	42,680	0

009-590-003-00	2026 Est. T.C.V.	BECK JOHN S
Property Class: 401		1770 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W LOT 3 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A50'@1800/	51.00	100.00	0.9931	1.0000	1800 100	PRIVATE RD 91,166
51 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	91,166

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	260	99	1,586
Wood Frame	26.22	96	78	1,963
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				4,489

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls CD	Blt 2009

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1176 SF Floor Area = 1176 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,176		
			Total:	162,732	146,459

Other Additions/Adjustments

Recreation Room	800	14,544	7,272
Basement, Outside Entrance, Below Grade	1	2,293	2,064

Plumbing

Average Fixture(s)	1	1,185	1,066
3 Fixture Bath	1	3,721	3,349

Deck

Treated Wood	120	2,776	2,498

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	672	23,910	21,519
Common Wall: 1 Wall	1	-2,421	-2,179
Door Opener	1	468	421

Water/Sewer

Public Sewer	1	1,300	1,170
Water Well, 50 Feet	1	3,344	3,010

Built-Ins

Appliance Allow.	1	1,897	1,707

Unit-in-Place Cost Items

BOAT HOUSE (BY SQ FT)	70	265	225	*85% Good

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	216,014	188,581

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 320,588

Parcel Number: 009-590-003-00

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2026 Est. T.C.V. 009-590-003-00	=	416,243
Est. TCV/Total Floor Area = 353.95		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
177,100 177,100 177,100	104,856	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 31,000 0	0	2,831 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
208,100 208,100 208,100	107,687	107,687 0

009-590-004-00	2026 Est. T.C.V.	STOLP KIMBERLY & STAFFORD BRUCE
Property Class: 401		1760 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 10 T22N R8W LOT 4 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	51.00	100.00	0.9931	1.0000	1800	100		91,166
51 Actual Front Feet, 0.12 Total Acres					Total Est.		Land Value =	91,166

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1942

(11) Heating System: Electric Wall Heat
 Ground Area = 924 SF Floor Area = 924 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	924		
			Total:	100,743	55,408

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	988	543

Porches			
CGEP (1 Story)	175	9,457	5,201

Deck			
Treated Wood	259	4,517	2,484
Treated Wood	217	4,030	2,216
Treated Wood	132	2,908	1,599
Treated Wood	115	2,623	1,443

Water/Sewer			
Public Sewer	1	1,152	634
Water Well, 50 Feet	1	3,344	1,839

Built-Ins			
Appliance Allow.	1	1,607	884

Fireplaces			
Exterior 1 Story	1	4,873	2,680

Local Cost Items				
SANITARY SEWER	1	0	0	*84% Good

Totals: 136,242 74,931

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 127,383

2026 Est. T.C.V. 009-590-004-00 = 218,549

Est. TCV/Total Floor Area = 236.52

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
94,000	94,000	94,000	44,605	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,300	0	1,204	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
109,300	109,300	109,300	45,809	45,809	0

009-590-005-00	2026 Est. T.C.V.	GILLESPIE ALICEN J & BUNTING E C &
Property Class: 401		1750 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 5 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A50'@1800/	51.00	100.00	0.9931	1.0000	1800 100	91,166
51 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	91,166

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00	1 94	940
Total Estimated Land Improvements True Cash Value =			940

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1976

(11) Heating System: Electric Baseboard

Ground Area = 720 SF Floor Area = 720 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	720		
Total:				91,447	54,868

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Porches

CGEP (1 Story)	112	7,801	4,681
WCP (1 Story)	20	1,386	832

Deck

Pine	332	4,339	2,603

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Exterior 1 Story	1	5,597	3,358

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	118,296	70,977

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 120,660

2026 Est. T.C.V. 009-590-005-00 = 212,766

Est. TCV/Total Floor Area = 295.51

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
91,700	91,700	91,700	50,577	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	14,700	0	0	1,365	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
106,400	106,400	106,400	51,942	51,942	0

009-590-006-00	2026 Est. T.C.V.	EDWARDS MELVIN A
Property Class: 401		1740 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 10 T22N R8W LOT 6 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A50'@1800/	51.00	100.00	0.9931	1.0000	1800 100	91,166
51 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	91,166

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.84	160	50	1,667
Wood Frame	25.57	80	50	1,023
Total Estimated Land Improvements True Cash Value =				2,690

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1945

(11) Heating System: Forced Air w/ Ducts

Ground Area = 936 SF Floor Area = 1170 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	936		
Total:				136,336	81,802

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Porches

CGEP (1 Story)	120	7,272	4,363

Water/Sewer

Public Sewer	1	1,152	691
Water Well, 100 Feet	1	5,150	3,090

Built-Ins

Appliance Allow.	1	1,607	964

Fireplaces

Exterior 1 Story	1	4,873	2,924

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals: 157,378 94,427

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 160,526

2026 Est. T.C.V. 009-590-006-00 = 254,382

Est. TCV/Total Floor Area = 217.42

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
108,900	108,900	108,900	50,154	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	18,300	0	1,354	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
127,200	127,200	127,200	51,508	51,508	0

009-590-007-00	2026 Est. T.C.V.	LOGUSZ ROMAN ETAL
Property Class: 401		1730 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 7 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A50'@1800/	51.00	100.00	0.9931	1.0000	1800 100	91,166
51 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	91,166

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Wood Frame	31.15	64 94	1,874
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =			2,824

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls CD	Blt 1934

(11) Heating System: Space Heater

Ground Area = 853 SF Floor Area = 853 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	853		
Total:				104,259	57,343

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	652

Porches

WGEP (1 Story)	120	10,580	5,819

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	240	10,750	5,912

Water/Sewer

Public Sewer	1	1,300	715
Water Well, 50 Feet	1	3,344	1,839

Built-Ins

Appliance Allow.	1	1,897	1,043

Fireplaces

Exterior 1 Story	1	5,597	3,078

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	138,912	76,401

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 129,881

2026 Est. T.C.V. 009-590-007-00	=	223,871

Est. TCV/Total Floor Area = 262.45

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
96,500	96,500	96,500	52,688	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,400	0	1,422	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
111,900	111,900	111,900	54,110	54,110	0

009-590-008-00	2026 Est. T.C.V.	PROMER JODY R & MARLENE K
Property Class: 401		1718 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 8 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A50'@1800/	51.00	100.00	0.9931	1.0000	1800 100	91,166
51 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	91,166

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Wood Frame	26.22	96 94	2,366
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 2500	2,500.00	1 95	2,375
Total Estimated Land Improvements True Cash Value =			4,741

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1965

(11) Heating System: Forced Air w/ Ducts

Ground Area = 960 SF Floor Area = 1152 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	384		
1 Story	Siding	Crawl Space	246		
1 Story	Siding	Crawl Space	330		
			Total:	132,528	86,143

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770
2 Fixture Bath	1	2,502	1,626

Porches

CGEP (1 Story)	126	8,474	5,508

Deck

Treated Wood	240	4,399	2,859

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	280	11,878	7,721

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Exterior 1 Story	1	5,597	3,638

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 173,104 112,517

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 191,279

2026 Est. T.C.V. 009-590-008-00 = 287,186

Est. TCV/Total Floor Area = 249.29, Most recent sale 06/18/2004 for 165,600

Parcel Number: 009-590-008-00

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2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	123,400	123,400	123,400	77,078	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	20,200	0	0	2,081	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	143,600	143,600	143,600	79,159	79,159	0

009-590-009-00	2026 Est. T.C.V.	KERASTAS FAMILY TRUST
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 9 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A50'@1800/	50.00	100.00	1.0000	1.0000	1800 100	90,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	90,000

2026 Est. T.C.V. 009-590-009-00 = 90,000

Est. TCV/Total Floor Area = 78.13

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
40,600	40,600	40,600	19,651	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,000	0	522	290	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,000	45,000	45,000	19,883	19,883	0

009-590-010-00	2026 Est. T.C.V.	KERASTAS FAMILY TRUST
Property Class: 401		1698 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 10 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	100.00	1.0000	1.0000	1800	100		90,000
50 Actual Front Feet, 0.12 Total Acres								90,000
Total Est. Land Value =								90,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1252	50	5,114
D/W/P: 4in Ren. Conc.	8.17	1051	50	4,293
D/W/P: Patio Blocks	15.58	37	50	288
D/W/P: 3.5 Concrete	6.58	64	50	210
Wood Frame	29.49	96	50	1,415
Total Estimated Land Improvements True Cash Value =				11,320

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2025

(11) Heating System: Forced Heat & Cool
 Ground Area = 1690 SF Floor Area = 1690 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,690		
Total:				270,472	267,737

Other Additions/Adjustments

Recreation Room	1500	28,455	28,170
Basement, Outside Entrance, Above Grade	1	1,980	1,960

Plumbing

Average Fixture(s)	1	1,422	1,408
3 Fixture Bath	1	4,478	4,433
2 Fixture Bath	1	2,996	2,966

Porches

CCP (1 Story)	82	2,482	2,457
WCP (1 Story)	304	10,515	10,410
WPP	302	5,400	5,346
WCP (1 Story)	160	7,272	7,199

Deck

Treated Wood	72	2,062	2,041

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	720	33,826	33,488
Common Wall: 1 Wall	1	-2,589	-2,563

Water/Sewer

Public Sewer	1	1,465	1,450
Water Well, 200 Feet	1	10,565	10,459

Built-Ins

Appliance Allow.	1	2,713	2,686

Totals: 383,514 379,647

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 645,400

Parcel Number: 009-590-010-00

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2026 Est. T.C.V. 009-590-010-00

= 746,720

Est. TCV/Total Floor Area = 441.85

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
70,800	70,800	70,800	45,758	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
291,600	11,000	0	291,600	1,235	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
373,400	373,400	373,400	338,593	338,593	0

009-590-011-00	2026 Est. T.C.V.	SKUKALEK JOHN M & BARBARA A
Property Class: 401		1688 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 11 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
A50'@1800/	50.00	100.00	1.0000	1.0000	1800	100
50 Actual Front Feet,	0.12	Total Acres			Total Est.	Land Value =
						90,000

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Wood Frame	30.23	70 50	1,058
Total Estimated Land Improvements		True Cash Value =	1,058

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1965

(11) Heating System: Wall/Floor Furnace
 Ground Area = 680 SF Floor Area = 680 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	680		
			Total:	85,594	51,358

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Porches

CGEP (1 Story)	193	11,345	6,807
WPP	386	6,064	3,638
CPP	20	518	311

Deck

Treated Wood	60	1,843	1,106

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Exterior 1 Story	1	5,597	3,358

Unit-in-Place Cost Items

BOAT HOUSE (BY SQ FT)	70	265	252	*95% Good

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 118,952 71,465

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 121,491

2026 Est. T.C.V. 009-590-011-00 = 212,549

Est. TCV/Total Floor Area = 312.57, Most recent sale 03/17/2008 for 115,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
91,400	91,400	91,400	50,469	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	14,900	0	0	1,362	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

106,300

106,300

106,300

51,831

51,831

0

009-590-012-00	2026 Est. T.C.V.	LIND BEVERLY J
Property Class: 401		1678 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 12 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	100.00	1.0000	1.0000	1800	100		90,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	90,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	280	71	1,225
Total Estimated Land Improvements			True Cash Value =	1,225

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1955

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 724 SF Floor Area = 724 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	724		
			Total:	89,420	53,650

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Deck

Treated Wood	72	2,016	1,210

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	728	22,604	13,562

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Exterior 1 Story	1	5,597	3,358

Breezeways

Frame Wall	280	13,037	7,822

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good

Totals: 140,400 84,237

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 143,203

2026 Est. T.C.V. 009-590-012-00 = 234,428

Est. TCV/Total Floor Area = 323.80

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
101,800	101,800	101,800	53,527	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	15,400	0	0	1,445	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
117,200	117,200	117,200	54,972	54,972	54,972	

009-590-013-00	2026 Est. T.C.V.	HERRINGTON DOUGLAS A & LAUREL
Property Class: 401		1666 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 13 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
A50'@1800/	50.00	100.00	1.0000	1.0000	1800	100
50 Actual Front Feet,	0.12	Total Acres		Total Est. Land Value =		90,000

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Wood Frame	24.42	220 50	2,686
Total Estimated Land Improvements True Cash Value =			2,686

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1950

(11) Heating System: Electric Baseboard

Ground Area = 952 SF Floor Area = 1102 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	600		
1 Story	Siding	Basement	352		
			Total:	157,224	102,195

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

WCP (1 Story)	72	4,211	2,737

Deck

Treated Wood	106	2,579	1,676
Treated Wood	337	5,621	3,654
Treated Wood	70	2,038	1,325

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 193,872 126,016

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 214,227

2026 Est. T.C.V. 009-590-013-00 = 306,913

Est. TCV/Total Floor Area = 278.51, Most recent sale 08/31/2010 for 95,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
116,800	116,800	116,800	72,120	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
17,800	22,200	17,800	1,892	2,038	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
153,500	153,500	153,500	89,774	89,774	0

009-590-014-00	2026 Est. T.C.V.	MULLEN ERIN
Property Class: 401		1656 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 14 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	100.00	1.0000	1.0000	1800	100		90,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	90,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	36	50	118
D/W/P: Crushed Rock	2.26	576	50	651
Wood Frame	35.72	60	50	1,071
Wood Frame	31.57	84	50	1,326
Total Estimated Land Improvements True Cash Value =				3,166

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1948

(11) Heating System: Electric Baseboard

Ground Area = 1114 SF Floor Area = 1114 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	960		
1 Story	Siding	Slab	154		
			Total:	147,449	95,842

Other Additions/Adjustments

Exterior					
Stone Veneer	32	1,171	761		
Plumbing					
Average Fixture(s)	1	1,422	924		
Deck					
Treated Wood	676	8,869	5,765		
Treated Wood	161	3,462	2,250		
Water/Sewer					
Public Sewer	1	1,465	952		
Water Well, 50 Feet	1	3,344	2,174		
Built-Ins					
Appliance Allow.	1	2,713	1,763		
Fireplaces					
Interior 1 Story	1	5,235	3,403		
Local Cost Items					
SANITARY SEWER	1	0	0	*84% Good	
Totals:		175,130	113,834		

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 193,518

2026 Est. T.C.V. 009-590-014-00 = 286,684

Est. TCV/Total Floor Area = 257.35, Most recent sale 08/17/2012 for 140,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
123,000	123,000	123,000	72,604	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	20,300	0	1,960	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

143,300

143,300

143,300

74,564

74,564

74,564

009-590-015-00	2026 Est. T.C.V.	WILLIAMS JIMMY R & JUDY A
Property Class: 401		1646 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 10 T22N R8W LOT 15 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A50'@1800/	50.00	100.00	1.0000	1.0000	1800 100	90,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	90,000

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Wood Frame	25.57	80 71	1,453
Total Estimated Land Improvements True Cash Value =			1,453

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1959

(11) Heating System: Wall/Floor Furnace

Ground Area = 714 SF Floor Area = 714 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	618		
1 Story	Siding	Piers	96		
			Total:	81,299	44,713

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Deck

Treated Wood	142	3,050	1,677

Water/Sewer

Public Sewer	1	1,152	634
Water Well, 50 Feet	1	3,344	1,839

Built-Ins

Appliance Allow.	1	1,607	884

Fireplaces

Exterior 1 Story	1	4,873	2,680

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	96,313	52,970

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 90,050

2026 Est. T.C.V. 009-590-015-00 = 181,503

Est. TCV/Total Floor Area = 254.21, Most recent sale 06/01/2000 for 93,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
76,900	76,900	76,900	48,119	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,900	0	1,299	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
90,800	90,800	90,800	49,418	49,418	0

009-590-016-00	2026 Est. T.C.V.	KISER JACK L
Property Class: 401		1636 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 16 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A50'@1800/	50.00	100.00	1.0000	1.0000	1800 100	90,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	90,000

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =			950

Cost Est. for Res. Bldg: 1	Single Family	1.25S	Cls CD	Blt 2006

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1120 SF Floor Area = 1400 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,120		
			Total:	175,332	157,800

Other Additions/Adjustments

Exterior

Stone Veneer	80	2,636	2,372

Plumbing

Average Fixture(s)	1	1,185	1,066
3 Fixture Bath	1	3,721	3,349
2 Fixture Bath	1	2,502	2,252

Porches

WCP (1 Story)	168	6,786	6,107
CCP (1 Story)	16	740	666

Water/Sewer

Public Sewer	1	1,300	1,170
Water Well, 100 Feet	1	5,415	4,873

Built-Ins

Appliance Allow.	1	1,897	1,707

Local Cost Items

SANITARY SEWER	1	0	0	*96% Good

Totals:	201,514	181,362

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 308,315

2026 Est. T.C.V. 009-590-016-00	=	399,265

Est. TCV/Total Floor Area = 285.19

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
169,000	169,000	169,000	97,552	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	30,600	0	2,633	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
199,600	199,600	199,600	100,185	100,185	100,185

009-590-017-00	2026 Est. T.C.V.	WOLFORD MARY ANN
Property Class: 401		1624 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W LOT 17 & 18 EXC N 5 FT OF LOT 18. SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A50'@1800/	95.00	100.00	0.7988	1.0000	1800 100	136,594
95 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =						136,594

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Picket, 12-24	20.50	60	0	0
D/W/P: 4in Ren. Conc.	8.17	160	0	0
D/W/P: Crushed Rock	2.26	1040	0	0
Wood Frame	32.26	80	50	1,290

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				3,665

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1957

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1748 SF Floor Area = 1748 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,190		
1 Story	Siding	Slab	558		
Total:				236,394	141,822

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853
2 Fixture Bath	1	2,996	1,798

Porches

CCP (1 Story)	212	5,836	3,502
CSEP (1 Story)	213	9,308	5,585
CCP (1 Story)	169	4,773	2,864
WPP	890	13,831	8,299

Deck

Treated Wood	234	4,430	2,658

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	832	37,490	22,494
Common Wall: 1 Wall	1	-2,589	-1,553
Door Opener	2	1,054	632

Water/Sewer

Public Sewer	1	1,465	879
Water Well, 100 Feet	1	5,734	3,440

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Exterior 1 Story	1	6,387	3,832

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Parcel Number: 009-590-017-00

Page: 2

 Totals: 331,244 198,733

Notes:

 ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 337,846

2026 Est. T.C.V. 009-590-017-00 = 478,105

Est. TCV/Total Floor Area = 273.52

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
205,700	205,700	205,700	110,627	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	33,400	0	0	2,986	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
239,100	239,100	239,100	113,613	113,613	113,613	

009-590-018-90	2026 Est. T.C.V.	KELLY WILLIAM G
Property Class: 402		S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W N 5 FT OF LOT 18. SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

N 5' OF LOT 18

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	5.00	100.00	2.2387	1.0000	1800	100		20,148
5 Actual Front Feet, 0.01 Total Acres					Total Est.		Land Value =	20,148

2026 Est. T.C.V. 009-590-018-90

= 20,148

Est. TCV/Total Floor Area = 11.53

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
9,000	9,000	9,000	1,979	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,100	0	53	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,100	10,100	10,100	2,032	2,032	0	

009-590-019-00	2026 Est. T.C.V.	KELLY WILLIAM G
Property Class: 401		1604 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 19 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A50'@1800/	50.00	100.00	1.0000	1.0000	1800 100	90,000
50 Actual Front Feet, 0.12 Total Acres						Total Est. Land Value = 90,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	350	0	0
D/W/P: Patio Blocks	14.26	150	0	0
Wood Frame	24.68	125	50	1,542
Wood Frame	28.69	80	50	1,147

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,639

Cost Est. for Res. Bldg: 1 Single Family LOG Cls CD Blt 1950

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1018 SF Floor Area = 1018 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Slab	1,018		
			Total:	123,220	73,932

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Porches

CGEP (1 Story)	150	9,470	5,682

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Exterior 1 Story	1	5,597	3,358

Local Cost Items

SANITARY SEWER	1	0	0	*90% Good

Totals:	146,013	87,607

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 148,932

2026 Est. T.C.V. 009-590-019-00 = 242,571

Est. TCV/Total Floor Area = 238.28, Most recent sale 12/31/1984 for 28,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
104,800	104,800	104,800	50,577	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,500	0	1,365	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
121,300	121,300	121,300	51,942	51,942	0

009-590-020-00	2026 Est. T.C.V.	TVORIK ROBERT LOUIS
Property Class: 401		1594 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 10 T22N R8W LOT 20 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A50'@1800/	50.00	100.00	1.0000	1.0000	1800 100	90,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	90,000

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete	5.77	66 0	0
Wood Frame	22.16	120 50	1,329
Total Estimated Land Improvements True Cash Value =			1,329

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1963

(11) Heating System: Space Heater

Ground Area = 656 SF Floor Area = 656 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	656		
Total:				75,918	45,551

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Porches

CGEP (1 Story)	91	5,989	3,593
WPP	192	3,744	2,246

Water/Sewer

Public Sewer	1	1,152	691
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,607	964

Fireplaces

Exterior 1 Story	1	4,873	2,924

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 97,615 58,568

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 99,566

2026 Est. T.C.V. 009-590-020-00 = 190,895

Est. TCV/Total Floor Area = 291.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
82,200	82,200	82,200	36,243	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,200	0	0	978	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
95,400	95,400	95,400	37,221	37,221	0

009-590-021-00	2026 Est. T.C.V.	HERRINGTON KAREN S TRUSTEE
Property Class: 401		1584 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 10 T22N R8W LOTS 21,35, 37, 38, 39, 40 SAPPHIRE LAKE PLAT.
 COMBINED FOR ASSESSMENT 2014. FORMERLY ASSESSED AS. SEC 10 T22N R8W LOTS 21 & 35
 SAPPHIRE LAKE PLAT.

DICK HERRINGTO 231-839-2066 AT THE COTTAGE ON THE LAKE. GARAGE IS ASSESSED ON
 LOT 37 BUT IS PHYSICALLY LOCATED ON LOT 21. COMBINE ALL ASSESSEMENTS TO 1 PIN.
 -TIM 7/8/2013

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	600.26	1.0000	1.5275	1800	100		137,472
		0.69	Total Acres		Total Est. Land Value =			137,472

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	102	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1946

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1248 SF Floor Area = 1632 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	480		
1.5 Story	Siding	Slab	768		
			Total:	171,911	103,147

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711
3 Fixture Bath	1	3,721	2,233
2 Fixture Bath	1	2,502	1,501

Deck

Treated Wood	684	8,728	5,237

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	280	11,878	7,127
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	672	21,329	12,797
Storage Over Garage	400	4,716	2,830

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 232,511 139,507

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 237,162

Parcel Number: 009-590-021-00

Page: 2

2026 Est. T.C.V. 009-590-021-00

= 377,009

Est. TCV/Total Floor Area = 231.01

2025 Assessed	MBOR	S.E.V.
163,000	163,000	163,000

Base for Cap	IRM
93,199	2.70

2026 New Eq. Adjustment	Loss
0	25,500
	0

Additions	Tax Adjustment	Losses
0	2,516	0

2026 Assessed	MBOR	S.E.V.
188,500	188,500	188,500

Capped	->Taxable<-	PRE/MBT
95,715	95,715	0

009-590-022-00	2026 Est. T.C.V.	TRAYNOR DANIEL M & MICHELLE
Property Class: 401		1572 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 22 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A50'@1800/	50.00	100.00	1.0000	1.0000	1800 100	90,000
50 Actual Front Feet, 0.12 Total Acres						Total Est. Land Value = 90,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	334	0	0
Metal Prefab	23.95	50	95	1,138
Wood Frame	37.46	50	95	1,779
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				5,292

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C Blt 1944

(11) Heating System: Wall/Floor Furnace
 Ground Area = 783 SF Floor Area = 783 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Piers	783		
Total:				95,132	57,080

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853

Porches

WGEP (1 Story)	221	17,165	10,299
CGEP (1 Story)	15	1,771	1,063

Deck

Treated Wood	36	1,454	872
Treated Wood	80	2,182	1,309

Water/Sewer

Public Sewer	1	1,465	879
Water Well, 100 Feet	1	5,734	3,440

Built-Ins

Appliance Allow.	1	2,713	1,628

Local Cost Items

SANITARY SEWER	1	0	0	*86% Good

Totals:	129,038	77,423

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 131,619

2026 Est. T.C.V. 009-590-022-00 = 226,911

Est. TCV/Total Floor Area = 289.80, Most recent sale 11/08/2006 for 220,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
102,700	102,700	102,700	65,030	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	10,800	0	0	1,755	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
113,500	113,500	113,500	66,785	66,785	0

009-590-023-00	2026 Est. T.C.V.	TRAYNOR DANIEL M & MICHELLE
Property Class: 401		S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 10 T22N R8W LOT 23 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
50 Actual Front Feet, 0.12 Total Acres					Total Est.		Land Value =	10,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 1955

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: D Exterior: Pole (Finished)

Base Cost	783	20,890	12,534

Totals:	20,890	12,534

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 15,417

2026 Est. T.C.V. 009-590-023-00 = 25,417

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
12,100	12,100	12,100	7,184	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	0	193	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,700	12,700	12,700	7,377	7,377	0	

009-590-024-00	2026 Est. T.C.V.	NORMAN RANDY M & CHRISTIE M TRUST
Property Class: 401		1562 S HILL ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 24 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A50'@1800/	50.00	100.00	1.0000	1.0000	1800 100	90,000
50 Actual Front Feet, 0.12 Total Acres						Total Est. Land Value = 90,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	42.42	320	0	0
D/W/P: 4in Ren. Conc.	6.60	600	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 2007

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1380 SF Floor Area = 2445 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,380		
1 Story	Siding	Overhang	720		
			Total:	312,182	280,950

Other Additions/Adjustments

Recreation Room	1000	18,970	9,485
Basement, Outside Entrance, Below Grade	1	2,727	2,454

Plumbing

Average Fixture(s)	1	1,422	1,280
3 Fixture Bath	2	8,956	8,060

Porches

WPP	456	8,112	7,301

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	720	27,972	25,175
Common Wall: 1 Wall	1	-2,589	-2,330
Door Opener	2	1,054	949

Water/Sewer

Public Sewer	1	1,465	1,318
Water Well, 100 Feet	1	5,734	5,161

Built-Ins

Appliance Allow.	1	2,713	2,442

Fireplaces

Direct-Vented Gas	1	2,963	2,667

Local Cost Items

SANITARY SEWER	1	0	0	*97% Good

Totals:	391,681	344,912

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 586,350

Parcel Number: 009-590-024-00

Page: 2

2026 Est. T.C.V. 009-590-024-00 = 678,725
 Est. TCV/Total Floor Area = 277.60, Most recent sale 07/01/2000 for 74,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
289,000	289,000	289,000	153,044	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	50,400	0	0	4,132	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
339,400	339,400	339,400	157,176	157,176	157,176

009-590-025-00	2026 Est. T.C.V.	PRANGLEY JEAN L
Property Class: 401		1552 S HILL ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOTS 25 & 26 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	100.00	100.00	0.7846	1.0000	1800	100		141,225
100 Actual Front Feet, 0.23 Total Acres								
Total Est. Land Value =								141,225

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	32.26	80	94	2,426
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,376

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C -5 Blt 1993

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1296 SF Floor Area = 1860 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,128		
1 Story	Siding	Crawl Space	168		
Total:				210,975	158,257

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Porches

WPP	375	6,686	5,014

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	896	29,595	22,196

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 100 Feet	1	5,734	4,300

Built-Ins

Appliance Allow.	1	2,713	2,035

Fireplaces

Exterior 2 Story	1	7,869	5,902

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals:	270,937	203,227

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 345,486

2026 Est. T.C.V. 009-590-025-00 = 490,087

Est. TCV/Total Floor Area = 263.49, Most recent sale 07/26/2021 for 323,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
210,500	210,500	210,500	179,595	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	34,500	0	4,849	0

Parcel Number: 009-590-025-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
245,000	245,000	245,000	184,444	184,444	0

009-590-027-00	2026 Est. T.C.V.	PRANGLEY JEAN L
Property Class: 402		1543 HILL ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 27 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	10,000

2026 Est. T.C.V. 009-590-027-00 = 10,000

Est. TCV/Total Floor Area = 5.38, Most recent sale 07/14/2021 for 6,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,000	5,000	5,000	1,704	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	46	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	1,750	1,750	0	

009-590-028-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

PRANGLEY JEAN L
HILL ST
LAKE CITY, MI 49651

. SEC 10 T22N R8W LOTS 28 & 33 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

LOTS 28 & 33

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	100.00	100.00	1.1892	0.7071	200	100		16,818
100 Actual Front Feet, 0.23 Total Acres					Total Est.		Land Value =	16,818

2026 Est. T.C.V. 009-590-028-00 = 16,818

Est. TCV/Total Floor Area = 9.04

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	8,400	8,400	8,400	3,409	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	0	92	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	8,400	8,400	8,400	3,501	3,501	0	

009-590-029-01	2026 Est. T.C.V.	HERBA KAREN J TRUST
Property Class: 401		1550 S CHIPPEWA AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOTS 29 & 30 INCL SAPPHIRE LAKE PLAT.
SPLIT ON 12/18/2025 FROM 009-590-029-00;

Split/Comb. on 12/18/2025 completed 12/18/2025 TIM ;
Parent Parcel(s): 009-590-029-00;
Child Parcel(s): 009-590-029-01, 009-590-031-00;

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	100.00	100.00	1.1892	0.7071	200	100	LOT 29	16,818
100 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	16,818

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1978

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Pole (Unfinished)					
	Base Cost		832	20,941	14,659
Local Cost Items					
	SANITARY SEWER		1	0	0 *84% Good
Totals:				20,941	14,659

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 18,031

2026 Est. T.C.V. 009-590-029-01 = 35,799

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	15,519	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
17,900	0	0	15,938	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
17,900	17,900	17,900	15,938	15,938	0

009-590-031-00	2026 Est. T.C.V.	HERBA KAREN J TRUST
Property Class: 401		1550 S CHIPPEWA AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOTS 31 - 32 INCL SAPPHIRE LAKE PLAT.
SPLIT ON 12/18/2025 FROM 009-590-029-00;

Split/Comb. on 12/18/2025 completed 12/18/2025 TIM ;
Parent Parcel(s): 009-590-029-00;
Child Parcel(s): 009-590-029-01, 009-590-031-00;

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	100.00	100.00	1.1892	0.7071	200	100	LOT 29	16,818
100 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	16,818

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements True Cash Value =				1,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1973

(11) Heating System: Radiant (in-floor)
Ground Area = 1075 SF Floor Area = 1075 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,075		
			Total:	152,643	106,851

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995

Porches

WPP	60	2,458	1,721
WPP	60	2,458	1,721

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	2,713	1,899

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 166,503 116,553

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 143,360

2026 Est. T.C.V. 009-590-031-00 = 161,178

Est. TCV/Total Floor Area = 149.93

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	67,992	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
80,600	0	0	0	69,827	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
80,600	80,600	80,600	69,827	69,827	0	

009-590-034-00	2026 Est. T.C.V.	HERRINGTON SYDNEY
Property Class: 401		1571 S HILL ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 34 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
50 Actual Front Feet,	0.12	Total Acres			Total Est.	Land Value =		10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.69	80	94	2,157
Total Estimated Land Improvements		True	Cash Value =	2,157

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1951

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 768 SF Floor Area = 768 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	768		
			Total:	94,264	61,272

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Porches

CSEP (1 Story)	96	4,454	2,895

Deck

Treated Wood	96	2,355	1,531

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Wood Stove	1	2,107	1,370

Local Cost Items

SANITARY SEWER	1	0	0	*89% Good

Totals: 110,906 72,090

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 88,671

2026 Est. T.C.V. 009-590-034-00 = 100,828

Est. TCV/Total Floor Area = 131.29, Most recent sale 11/06/2024 for 145,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
43,700	43,700	43,700	43,700	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,700	0	0	1,179	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
50,400	50,400	50,400	44,879	44,879	0

009-590-036-00	2026 Est. T.C.V.	TVORIK ROBERT LOUIS
Property Class: 402		S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 36 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	10,000

2026 Est. T.C.V. 009-590-036-00 = 10,000

Est. TCV/Total Floor Area = 13.02

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,000	5,000	5,000	1,526	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	41	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	1,567	1,567	0	

009-590-041-00	2026 Est. T.C.V.	MCRBERTS THOMAS & CHERYL
Property Class: 401		1620 CHIPPEWA AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W LOTS 41, 42, 43 SAPPHIRE LAKE PLAT.
 2024 COMBINATION ON 11/2023 WITH 590-042-00 & 590-043-00
 FORMERLY . SEC 10 T22N R8W LOT 41 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	150.00	100.00	1.0746	0.7071	200	100		22,795
150 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	22,795

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	500	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1980

(11) Heating System: Electric Wall Heat
 Ground Area = 1225 SF Floor Area = 1531 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	1,225		
			Total:	173,604	138,860

Other Additions/Adjustments

Exterior

Stone Veneer	120	4,390	3,512

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Water/Sewer

Public Sewer	1	1,465	1,172
Water Well, 50 Feet	1	3,344	2,675

Built-Ins

Appliance Allow.	1	2,713	2,170

Fireplaces

Wood Stove	1	2,503	2,002

Local Cost Items

SANITARY SEWER	1	0	0	*89% Good

Totals: 193,919 155,111

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 190,787

2026 Est. T.C.V. 009-590-041-00 = 214,532

Est. TCV/Total Floor Area = 140.13, Most recent sale 10/28/2022 for 176,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
92,800	92,800	92,800	92,800	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	14,500	0	0	2,505	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
107,300	107,300	107,300	95,305	95,305	95,305	

009-590-044-00	2026 Est. T.C.V.	KELLY WILLIAM G
Property Class: 402		W FOURTH ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W N 1/2 OF LOT 44 & LOT 45 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.1892	0.7071	200	100		8,409
C200'@200/	50.00	50.00	1.1892	0.5946	200	100		7,071
100 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	15,480

2026 Est. T.C.V. 009-590-044-00 = 15,480

Est. TCV/Total Floor Area = 10.11

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
7,700	7,700	7,700	1,705	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	46	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
7,700	7,700	7,700	1,751	1,751	0

009-590-046-00	2026 Est. T.C.V.	WOLFORD MARY ANN
Property Class: 401		1624 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 46 & S 1/2 OF LOT 44 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.1892	0.7071	200	100		8,409
A 200' @ 110/	50.00	50.00	1.1892	0.5373	110	100		3,514
100 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	11,923

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1992

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Pole (Unfinished)

Door Opener	1	468	351
Base Cost	1200	25,428	19,071

Deck

w/Roof (Roof portion)	216	3,195	2,396
w/Roof (Roof portion)	501	6,758	5,068

Totals: 35,849 26,886

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 33,070

2026 Est. T.C.V. 009-590-046-00 = 44,993

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
20,500	20,500	20,500	10,638	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,000	0	287	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
22,500	22,500	22,500	10,925	10,925	10,925

009-590-047-00	2026 Est. T.C.V.	KISER JACK
Property Class: 401		S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 47 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	400	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1991

(11) Heating System: Wall/Floor Furnace

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	768	26,258	21,006

Fireplaces

Direct-Vented Gas	1	2,107	1,686

Totals:	28,365	22,692

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 27,911

2026 Est. T.C.V. 009-590-047-00	=	38,861

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
18,200	18,200	18,200	9,465	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,200	0	255	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,400	19,400	19,400	9,720	9,720	9,720	

009-590-048-00	2026 Est. T.C.V.	WILLIAMS JIMMY R & JUDY A
Property Class: 401		1646 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 10 T22N R8W LOT 48 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	10,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2005

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	832	30,909	26,273
Storage Over Garage	554	7,335	6,235

Totals:	38,244	32,508

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 39,985

2026 Est. T.C.V. 009-590-048-00	=	49,985

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
23,300	23,300	23,300	13,562	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,700	0	366	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,000	25,000	25,000	13,928	13,928	0	

009-590-050-00	2026 Est. T.C.V.	YOUNGS DON R
Property Class: 401		8211 W FOURTH ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOTS 49 & 50 & 51 & 54 & 55 SAPPHIRE LAKE PLAT.
COMBINE ON 4/2021 LOTS 49 & 54 & 55.

12/2017 NEW HOUSE OVER PARCEL LINE COMBINE LOTS 50 & 51

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	100.00	200.00	1.0000	0.8409	200	100		16,818
C200'@200/	100.00	100.00	1.0000	0.7071	200	100		14,142
200 Actual Front Feet, 0.69 Total Acres								30,960
Total Est. Land Value =								

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1749	0	0
D/W/P: 4in Ren. Conc.	8.17	291	0	0
Wood Frame	26.96	144	50	1,941

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				6,941

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 2017

(11) Heating System: Forced Heat & Cool
Ground Area = 1330 SF Floor Area = 1722 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	784		
1 Story	Siding	Crawl Space	546		
Total:				229,387	217,925

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,351
3 Fixture Bath	1	4,478	4,254

Water/Sewer

2000 Gal Septic	1	9,318	8,852
Water Well, 50 Feet	1	3,344	3,177

Porches

WCP (1 Story)	72	4,211	4,000

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	728	28,188	26,779
Common Wall: 1 Wall	1	-2,589	-2,460
Door Opener	2	1,054	1,001

Built-Ins

Appliance Allow.	1	2,713	2,577

Local Cost Items

GENERATOR	1	1	1

Totals: 281,527 267,457

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 328,972

Cost Est. for Res. Bldg: 2 Single Family GRG Cls C Blt 1990

(11) Heating System: Wall/Floor Furnace
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
	Average Fixture(s)		1	1,422	1,138
	Extra Sink		1	915	732
Porches					
	CSEP (2 Story)		400	25,812	20,650
Garages					
Class: C Exterior: Pole (Finished)					
	Base Cost		768	25,951	20,761
Water/Sewer					
	Public Sewer		1	1,465	1,172
	Water Well, 100 Feet		1	5,734	4,587
Carports					
	Aluminum		576	8,231	6,585
Local Cost Items					
	SANITARY SEWER		1	0	0 *97% Good

Totals: 69,530 55,625

Notes: HAS TOILET & SHOWER AND SINK BUT NOT STOVE @ 2015 INSTALL DATE ESTIMATED AS 2008 FROM ASSESSOR :

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 68,419

2026 Est. T.C.V. 009-590-050-00 = 435,292

Est. TCV/Total Floor Area = 252.78

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
189,600	189,600	189,600	144,920	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	28,000	0	0	3,912	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
217,600	217,600	217,600	148,832	148,832	148,832

009-590-053-00	2026 Est. T.C.V.	ARMSTRONG TIMOTHY D & SANDI
Property Class: 402		THIRD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 53 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
50 Actual Front Feet, 0.12 Total Acres					Total Est.		Land Value =	10,000

2026 Est. T.C.V. 009-590-053-00 = 10,000

Est. TCV/Total Floor Area = 5.81

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,000	5,000	5,000	1,188	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	32	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	1,220	1,220	0	

009-590-056-00	2026 Est. T.C.V.	BALL SAM & RACHEL
Property Class: 402		W THIRD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 56 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	10,000

2026 Est. T.C.V. 009-590-056-00 = 10,000

Est. TCV/Total Floor Area = 5.81, Most recent sale 03/01/2017 for 2,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,000	5,000	5,000	1,239	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	33	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	1,272	1,272	0	

009-590-057-00	2026 Est. T.C.V.	MULLEN ERIN
Property Class: 401		S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 57 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
50 Actual Front Feet, 0.12 Total Acres					Total Est.		Land Value =	10,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1997

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	768	23,478	18,782
Door Opener	2	935	748

Totals: 24,413 19,530

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 24,022

2026 Est. T.C.V. 009-590-057-00 = 34,022

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/01/2001 for 159,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
16,000	16,000	16,000	10,991	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	296	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
17,000	17,000	17,000	11,287	11,287	11,287

009-590-058-00	2026 Est. T.C.V.	HERRINGTON DOUGLAS A & LAUREL
Property Class: 401		S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 58 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2013

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Plumbing

3 Fixture Bath	1	-4,478	-4,030

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	946	34,160	30,744
Door Opener	1	527	474

Totals:	30,209	27,188

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 33,441

2026 Est. T.C.V. 009-590-058-00	=	44,391

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
20,800	20,800	20,800	11,810	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,400	0	318	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
22,200	22,200	22,200	12,128	12,128	0

009-590-060-00	2026 Est. T.C.V.	GLOVER WILLIAM III
Property Class: 401		1689 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOTS 59, 60, & 61 SAPPHIRE LAKE PLAT.

2007 Combined w/059-00 & 061-00 for 2008.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.0746	0.7071	200	100	LOT 59	7,598
A 200' @ 110/	50.00	100.00	1.0746	0.6389	110	100	LOT 60	3,776
A 200' @ 110/	50.00	100.00	1.0746	0.6389	110	100	LOT 61	3,776
150 Actual Front Feet, 0.34 Total Acres					Total Est.		Land Value =	15,151

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.54	126	71	496
Wood Frame	28.65	49	71	997
Total Estimated Land Improvements				1,493

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1968

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 648 SF Floor Area = 648 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	648		
			Total:	75,997	45,599

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	949	569

Porches

CSEP (1 Story)	168	5,994	3,596

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	936	17,400	10,440
Door Opener	2	797	478

Water/Sewer

Public Sewer	1	1,107	664
Water Well, 50 Feet	1	3,212	1,927

Built-Ins

Appliance Allow.	1	1,543	926

Local Cost Items

SANITARY SEWER	1	0	0	*89% Good

Totals: 106,999 64,199

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 78,965

2026 Est. T.C.V. 009-590-060-00 = 95,609

Est. TCV/Total Floor Area = 147.54

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
42,100	42,100	42,100	28,760	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	0	776	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
47,800	47,800	47,800	29,536	29,536	29,536	

009-590-062-00	2026 Est. T.C.V.	ONAN PHILLIP D
Property Class: 402		CHIPPEWA AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 62 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	10,000

2026 Est. T.C.V. 009-590-062-00 = 10,000

Est. TCV/Total Floor Area = 15.43

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,000	5,000	5,000	1,188	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	32	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	1,220	1,220	0	

009-590-063-00	2026 Est. T.C.V.	ST PIERRE FAMILY TRUST
Property Class: 402		CHIPPEWA AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 63 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
50 Actual Front Feet, 0.12 Total Acres					Total Est.		Land Value =	10,000

2026 Est. T.C.V. 009-590-063-00 = 10,000

Est. TCV/Total Floor Area = 15.43

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,000	5,000	5,000	1,188	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	32	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	1,220	1,220	0	

009-590-064-00	2026 Est. T.C.V.	ST PIERRE FAMILY TRUST
Property Class: 402		CHIPPEWA AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 64 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	10,000

2026 Est. T.C.V. 009-590-064-00 = 10,000

Est. TCV/Total Floor Area = 15.43, Most recent sale 11/05/2004 for 7,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,000	5,000	5,000	1,239	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	33	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	1,272	1,272	0	

009-590-065-00	2026 Est. T.C.V.	BOUGHNER JOHN & CARON
Property Class: 401		CHIPPEWA AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 65 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	10,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1998

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	1200	25,428	20,342

Totals:	25,428	20,342

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 25,021

2026 Est. T.C.V. 009-590-065-00 = 35,021

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/05/2011 for 15,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
16,200	16,200	16,200	10,577	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,300	0	0	285	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,500	17,500	17,500	10,862	10,862	0	

009-590-066-00	2026 Est. T.C.V.	SKUKALEK MIKE
Property Class: 402		SECOND ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 66 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	10,000

2026 Est. T.C.V. 009-590-066-00 = 10,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/01/1998 for 11,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,000	5,000	5,000	1,239	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	33	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	1,272	1,272	0	

009-590-067-00	2026 Est. T.C.V.	SKUKALEK MIKE
Property Class: 402		S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W LOT 67 SAPPHIRE LAKE PLAT

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	10,000

2026 Est. T.C.V. 009-590-067-00 = 10,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/21/2016 for 14,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,000	5,000	5,000	1,239	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	33	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	1,272	1,272	0	

009-590-069-00	2026 Est. T.C.V.	KERASTAS FAMILY TRUST
Property Class: 401		S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 69 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	600	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2016

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Storage Over Garage	1000	13,240	11,916
Door Opener	1	527	474
Base Cost	1500	47,310	42,579

Totals: 61,077 54,969

Notes: GARAGE ONLY, NO PLUMBING

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 67,612

2026 Est. T.C.V. 009-590-069-00 = 78,562

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
36,000	36,000	36,000	22,837	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	3,300	0	0	616	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
39,300	39,300	39,300	23,453	23,453	0	

009-590-070-00	2026 Est. T.C.V.	PROMER JODY R & MARLANE K
Property Class: 401		1718 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 70 & 68 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.1892	0.7071	200	100		8,409
C200'@200/	50.00	100.00	1.1892	0.7071	200	100		8,409
100 Actual Front Feet, 0.23 Total Acres								
Total Est. Land Value =								16,818

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2011

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	957	34,462	31,016

Totals:	34,462	31,016

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 38,150

2026 Est. T.C.V. 009-590-070-00 = 55,918

Est. TCV/Total Floor Area = 0.00, Most recent sale 11/17/2010 for 2,400

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
26,300	26,300	26,300	14,174	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,700	0	382	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
28,000	28,000	28,000	14,556	14,556	0

009-590-071-00	2026 Est. T.C.V.	LOGUSZ ROMAN ETAL
Property Class: 402		109 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 71 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	51.00	50.00	1.4072	0.5946	200	100		8,535
51 Actual Front Feet, 0.06 Total Acres					Total Est.		Land Value =	8,535

2026 Est. T.C.V. 009-590-071-00 = 8,535

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
4,300	4,300	4,300	1,360	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	36	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,300	4,300	4,300	1,396	1,396	0	

009-590-072-00	2026 Est. T.C.V.	LOGUSZ ROMAN ETAL
Property Class: 401		S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 72 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	51.00	85.00	1.4072	0.6790	200	100		9,746
51 Actual Front Feet, 0.10 Total Acres					Total Est.		Land Value =	9,746

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1992

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	1200	25,428	19,071

Totals:	25,428	19,071

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 23,457

2026 Est. T.C.V. 009-590-072-00 = 33,203

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
15,400	15,400	15,400	9,040	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	0	244	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,600	16,600	16,600	9,284	9,284	0	

009-590-073-00	2026 Est. T.C.V.	KAMMER DANIEL J JR
Property Class: 401		109 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 73 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	51.00	74.00	1.4072	0.6558	200	100		9,414
51 Actual Front Feet, 0.09 Total Acres								9,414
Total Est. Land Value =								9,414

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	153	56	494
Total Estimated Land Improvements True Cash Value =				494

Cost Est. for Res. Bldg: 1 Single Family 1+S Cls D Blt 1948

(11) Heating System: Space Heater

Ground Area = 584 SF Floor Area = 584 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Crawl Space	584		
Total:				74,370	40,903

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Water/Sewer

Public Sewer	1	1,152	634
Water Well, 50 Feet	1	3,344	1,839

Built-Ins

Appliance Allow.	1	1,607	884

Fireplaces

Exterior 1 Story	1	4,873	2,680

Local Cost Items

SANITARY SEWER	1	0	0	*89% Good

Totals: 86,334 47,483

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 58,404

2026 Est. T.C.V. 009-590-073-00 = 68,312

Est. TCV/Total Floor Area = 116.97

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
29,700	29,700	29,700	15,152	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,500	0	409	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
34,200	34,200	34,200	15,561	15,561	0	

009-590-074-00	2026 Est. T.C.V.	BUTZIN GERALD & CYNTHIA
Property Class: 402		SECOND ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 74 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 5 ft.	28.53	130	50	1,854
Total Estimated Land Improvements True Cash Value =				1,854

2026 Est. T.C.V. 009-590-074-00 = 11,854

Est. TCV/Total Floor Area = 20.30, Most recent sale 06/28/2018 for 12,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
5,800	5,800	5,800	1,704	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	100	0	0	46	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,900	5,900	5,900	1,750	1,750	1,750

009-590-075-00	2026 Est. T.C.V.	BUTZIN GERALD & CYNTHIA
Property Class: 402		SECOND ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 75 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 5 ft.	28.53	130	50	1,854
Total Estimated Land Improvements				True Cash Value = 1,854

2026 Est. T.C.V. 009-590-075-00 = 11,854

Est. TCV/Total Floor Area = 20.30, Most recent sale 06/28/2018 for 12,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
5,800	5,800	5,800	1,704	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	100	0	0	46	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,900	5,900	5,900	1,750	1,750	1,750

009-590-076-00	2026 Est. T.C.V.	ST PIERRE BRIAN & JOANN
Property Class: 402		SECOND ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 76 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	10,000

2026 Est. T.C.V. 009-590-076-00 = 10,000

Est. TCV/Total Floor Area = 17.12, Most recent sale 03/01/1995 for 1,400

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,000	5,000	5,000	1,188	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	32	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	1,220	1,220	0	

009-590-077-00	2026 Est. T.C.V.	ST PIERRE BRIAN & JOANN
Property Class: 402		SECOND ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 77 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
50 Actual Front Feet, 0.12 Total Acres					Total Est.		Land Value =	10,000

2026 Est. T.C.V. 009-590-077-00 = 10,000

Est. TCV/Total Floor Area = 17.12

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,000	5,000	5,000	1,188	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	32	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	1,220	1,220	0	

009-590-078-00	2026 Est. T.C.V.	DUNLAP SIERRA M & BROWN JACOB
Property Class: 401		8210 W FIRST ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 78 & 79 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

				* Factors *		LOT 78 & 79		
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.1892	0.7071	200	100		8,409
C200'@200/	50.00	100.00	1.1892	0.7071	200	100		8,409
100 Actual Front Feet, 0.23 Total Acres					Total Est. Land Value =			16,818

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	800	0	0
Wood Frame	24.62	200	50	2,462
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				3,402

Cost Est. for Res. Bldg: 1	Single Family	1.5S	Cls	C	Blt	1993

(11) Heating System: Forced Hot Water

Ground Area = 720 SF Floor Area = 1080 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	720		
			Total:	154,672	116,002

Other Additions/Adjustments

Recreation Room	500	9,485	7,114
Basement, Outside Entrance, Below Grade	1	2,727	2,045

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Porches

WCP (1 Story)	126	6,067	4,550
WPP	40	1,978	1,483

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	624	25,272	18,954
Common Wall: 1 Wall	1	-2,589	-1,942
Door Opener	1	527	395

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 100 Feet	1	5,734	4,300

Built-Ins

Appliance Allow.	1	2,713	2,035

Fireplaces

Direct-Vented Gas	1	2,963	2,222

Local Cost Items

SANITARY SEWER	1	0	0	*89% Good

Totals:	216,914	162,681

Notes:

Parcel Number: 009-590-078-00

Page: 2

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 200,098

2026 Est. T.C.V. 009-590-078-00	=	220,318
Est. TCV/Total Floor Area = 204.00, Most recent sale 05/24/2019 for 145,000		
2025 Assessed	MBOR	S.E.V.
95,800	95,800	95,800
		81,127
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	14,400	0
		2,190
2026 Assessed	MBOR	S.E.V.
110,200	110,200	110,200
		83,317
		83,317
		83,317

009-590-080-00	2026 Est. T.C.V.	DUNLAP SIERRA M & BROWN JACOB
Property Class: 402		W FIRST ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

/ SEC 10 T22N R8W LOT 80 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	10,000

2026 Est. T.C.V. 009-590-080-00 = 10,000

Est. TCV/Total Floor Area = 9.26, Most recent sale 05/24/2019 for 145,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,000	5,000	5,000	1,704	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	46	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	1,750	1,750	1,750	

009-590-081-00	2026 Est. T.C.V.	BUTZIN GERALD & CYNTHIA ANN
Property Class: 402		FIRST ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 81 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	10,000

2026 Est. T.C.V. 009-590-081-00 = 10,000

Est. TCV/Total Floor Area = 9.26, Most recent sale 09/01/2001 for 82,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,000	5,000	5,000	1,188	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	32	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	1,220	1,220	1,220	

009-590-082-00	2026 Est. T.C.V.	BUTZIN GERALD & CYNTHIA ANN
Property Class: 401		8240 W FIRST ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 82 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 5 ft.	30.55	475	50	7,255
D/W/P: 4in Concrete	6.96	900	50	3,132
Wood Frame	27.96	120	50	1,677
Wood Frame	32.26	80	50	1,290
Total Estimated Land Improvements True Cash Value =				13,354

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1998

(11) Heating System: Forced Heat & Cool
 Ground Area = 1920 SF Floor Area = 1920 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	960		
1 Story	Siding	Basement	960		
			Total:	270,759	216,607

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582
2 Fixture Bath	1	2,996	2,397

Porches

CCP (1 Story)	144	4,126	3,301

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Common Wall: 1 Wall	1	-2,589	-2,071
Door Opener	2	1,054	843
Base Cost	1104	38,452	30,762

Water/Sewer

Public Sewer	1	1,465	1,172
Water Well, 100 Feet	1	5,734	4,587

Built-Ins

Appliance Allow.	1	2,713	2,170

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals: 330,610 264,488

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 325,320

2026 Est. T.C.V. 009-590-082-00 = 348,674

Est. TCV/Total Floor Area = 181.60

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
149,800	149,800	149,800	84,640	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	24,500	0	0	2,285	0	

Parcel Number: 009-590-082-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
174,300	174,300	174,300	86,925	86,925	86,925

009-590-083-00	2026 Est. T.C.V.	GILLESPIE ALICEN J & BUNTING E C &
Property Class: 401		1750 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 83 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	51.00	98.00	1.4072	0.7035	200	100		10,098
51 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	10,098

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	20	71	87
Total Estimated Land Improvements			True Cash Value =	87

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1968

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		576	16,451	9,871	
Totals:			16,451	9,871	

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 12,141

2026 Est. T.C.V. 009-590-083-00 = 22,326

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
10,600	10,600	10,600	5,881	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	600	0	0	158	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
11,200	11,200	11,200	6,039	6,039	0

009-590-084-00	2026 Est. T.C.V.	STOLP K & STAFFORD B
Property Class: 401		W FIRST ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 84 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	51.00	110.00	1.4072	0.7242	200	100		10,394
51 Actual Front Feet, 0.13 Total Acres					Total Est.		Land Value =	10,394

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2000

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	1200	28,380	24,123

Totals:	28,380	24,123

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 29,671

2026 Est. T.C.V. 009-590-084-00	=	40,065

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
18,500	18,500	18,500	10,577	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,500	0	285	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	10,862	10,862	0	

009-590-085-00	2026 Est. T.C.V.	CARLSON SARA L LE
Property Class: 402		FIRST ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 85 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	51.00	81.00	1.4072	0.6708	200	100		9,629
51 Actual Front Feet, 0.10 Total Acres							Total Est. Land Value =	9,629

2026 Est. T.C.V. 009-590-085-00 = 9,629

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
4,800	4,800	4,800	1,526	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	41	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,800	4,800	4,800	1,567	1,567	0	

009-590-086-00	2026 Est. T.C.V.	CARLSON SARA L LE
Property Class: 402		S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 86 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	51.00	93.00	1.4072	0.6944	200	100		9,967
51 Actual Front Feet, 0.11 Total Acres					Total Est.		Land Value =	9,967

2026 Est. T.C.V. 009-590-086-00 = 9,967

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,000	5,000	5,000	1,526	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	41	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	1,567	1,567	0	

009-590-087-00	2026 Est. T.C.V.	EDWARDS MELVIN A
Property Class: 402		W FIRST ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 87 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	10,000

2026 Est. T.C.V. 009-590-087-00 = 10,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/13/2018 for 5,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,000	5,000	5,000	1,704	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	46	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	1,750	1,750	0	

009-590-088-00	2026 Est. T.C.V.	EDWARDS MELVIN A
Property Class: 401		W FIRST ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 88 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	140	50	572
Total Estimated Land Improvements				True Cash Value = 572

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2019

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Plumbing

3 Fixture Bath	1	-4,478	-4,254

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	1680	52,987	50,338

Totals:	48,509	46,084

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 56,683

2026 Est. T.C.V. 009-590-088-00 = 67,255

Est. TCV/Total Floor Area = 0.00, Most recent sale 04/20/2018 for 5,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM

30,700	30,700	30,700	23,333	2.70

2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,900	0	0	629	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
33,600	33,600	33,600	23,962	23,962	0

009-590-089-00	2026 Est. T.C.V.	BUTZIN GERALD & CYNTHIA A
Property Class: 402		W FIRST ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 89 & W 10 FT OF LOT 90 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	60.00	100.00	1.3512	0.7071	200	100		11,465
60 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	11,465

2026 Est. T.C.V. 009-590-089-00 = 11,465

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/01/2020 for 6,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,700	5,700	5,700	1,704	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	46	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,700	5,700	5,700	1,750	1,750	1,750	

009-590-090-00	2026 Est. T.C.V.	SHIELDS SARA
Property Class: 401		8221 W FIRST ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W E 40 FT OF LOT 90, AND LOT 91 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.2209	0.7071	200	100		8,633
C200'@200/	40.00	100.00	1.2209	0.7071	200	100		6,907
90 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	15,540

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	12.36	140	94	1,626
Wood Frame	25.57	80	94	1,923
Total Estimated Land Improvements				True Cash Value = 3,549

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1920

(11) Heating System: Wall/Floor Furnace

Ground Area = 567 SF Floor Area = 567 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	567		
			Total:	69,541	41,726

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Deck

Treated Wood	150	3,158	1,895

Water/Sewer

Public Sewer	1	1,152	691
Water Well, 100 Feet	1	5,150	3,090

Built-Ins

Appliance Allow.	1	1,607	964

Porches

WGEP (1 Story)	24	2,776	1,666

Totals: 84,372 50,625

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 62,268

2026 Est. T.C.V. 009-590-090-00 = 81,357

Est. TCV/Total Floor Area = 143.49, Most recent sale 03/15/2022 for 129,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
36,000	36,000	36,000	31,935	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,700	0	8,765	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
40,700	40,700	40,700	32,797	40,700 0

009-590-092-00	2026 Est. T.C.V.	BROWN JACOB
Property Class: 402		W FIRST ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 92 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	10,000

2026 Est. T.C.V. 009-590-092-00 = 10,000

Est. TCV/Total Floor Area = 17.64, Most recent sale 08/14/2020 for 7,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,000	5,000	5,000	1,704	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	46	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	1,750	1,750	1,750	

009-600-095-00	2026 Est. T.C.V.	THOMPSON LAUREN & CARPENTER MITCH
Property Class: 402		SIXTH ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 95 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	10,000

2026 Est. T.C.V. 009-600-095-00 = 10,000

Est. TCV/Total Floor Area = 17.64, Most recent sale 11/05/2021 for 339,999

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,000	5,000	5,000	1,704	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	46	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	1,750	1,750	0	

009-600-096-00	2026 Est. T.C.V.	THOMPSON LAUREN & CARPENTER MITCH
Property Class: 402		SIXTH ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 96 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	10,000

2026 Est. T.C.V. 009-600-096-00 = 10,000

Est. TCV/Total Floor Area = 17.64, Most recent sale 11/05/2021 for 339,999

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,000	5,000	5,000	1,704	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	46	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	1,750	1,750	0	

009-600-097-00	2026 Est. T.C.V.	THOMPSON LAUREN & CARPENTER MITCH
Property Class: 402		8251 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	,

. SEC 10 T22N R8W LOT 97 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	107.00	1.4142	0.7192	200	100		10,171
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	10,171

2026 Est. T.C.V. 009-600-097-00 = 10,171

Est. TCV/Total Floor Area = 17.94, Most recent sale 11/05/2021 for 339,999

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,100	5,100	5,100	1,704	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	46	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,100	5,100	5,100	1,750	1,750	0	

009-600-098-00	2026 Est. T.C.V.	THOMPSON LAUREN & CARPENTER MITCH
Property Class: 401		8251 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 10 T22N R8W LOTS 98 & 99 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	80.00	121.00	0.8483	1.0690	1800	100		130,586
80 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	130,586

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.92	288	45	767
Total Estimated Land Improvements			True Cash Value =	767

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1957

(11) Heating System: Wall/Floor Furnace
 Ground Area = 816 SF Floor Area = 816 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Crawl Space	816		
			Total:	101,361	65,883

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,138	740

Porches

CGEP (1 Story)	160	9,546	6,205

Deck

Treated Wood	144	3,021	1,964

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	480	16,138	10,490

Water/Sewer

Public Sewer	1	1,249	812
Water Well, 50 Feet	1	3,212	2,088

Built-Ins

Appliance Allow.	1	1,822	1,184

Fireplaces

Exterior 1 Story	1	5,376	3,494

Local Cost Items

SANITARY SEWER	1	0	0	*89% Good

Totals: 142,863 92,860

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 157,862

2026 Est. T.C.V. 009-600-098-00 = 289,215

Est. TCV/Total Floor Area = 354.43, Most recent sale 11/05/2021 for 339,999

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
126,400	126,400	126,400	97,185	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	18,200	0	0	2,623	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
144,600	144,600	144,600	99,808	99,808	0	

009-600-100-00	2026 Est. T.C.V.	SWICK PAUL S
Property Class: 401		8271 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 100 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	134.00	1.0000	1.1079	1800	100		99,708
50 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	99,708

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.91	200	94	4,119

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				5,069

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls CD	Blt 1962

(11) Heating System: Forced Hot Water

Ground Area = 576 SF Floor Area = 576 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	576		
			Total:	64,600	35,530

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	652

Porches

CCP (1 Story)	80	2,226	1,224
WGEP (1 Story)	336	21,363	11,750
WPP	288	4,732	2,603

Water/Sewer

Public Sewer	1	1,300	715
Water Well, 100 Feet	1	5,415	2,978

Built-Ins

Appliance Allow.	1	1,897	1,043

Fireplaces

Wood Stove	1	2,107	1,159

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals:	104,825	57,654

Notes: VERTICAL LOG

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 98,011

2026 Est. T.C.V. 009-600-100-00 = 202,788

Est. TCV/Total Floor Area = 352.06, Most recent sale 09/29/2014 for 106,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
90,600	90,600	90,600	59,995	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,800	0	1,619	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
101,400	101,400	101,400	61,614	61,614	0

009-600-101-00	2026 Est. T.C.V.	FRANCISCO KIRK J & TAMMY K
Property Class: 401		8281 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 101 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	120.00	1.0000	1.0659	1800	100		95,930
50 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	95,930

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	841	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls	C	Blt	1966

(11) Heating System: Forced Hot Water

Ground Area = 1008 SF Floor Area = 1008 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,008		
			Total:	164,839	107,145

Other Additions/Adjustments

Recreation Room	1008	19,122	12,429
Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Porches

CCP (1 Story)	80	2,428	1,578

Deck

Treated Wood	168	3,558	2,313
Treated Wood	396	6,245	4,059
Treated Wood	66	1,983	1,289

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	864	28,737	18,679

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 2 Story	1	7,869	5,115

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	249,448	162,140

Notes:

Parcel Number: 009-600-101-00

Page: 2

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 275,638

2026 Est. T.C.V. 009-600-101-00	=	372,518
Est. TCV/Total Floor Area = 369.56, Most recent sale 07/15/2015 for 185,000		
2025 Assessed	MBOR	S.E.V.
160,000	160,000	160,000
		108,911
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	26,300	0
		2,940
2026 Assessed	MBOR	S.E.V.
186,300	186,300	186,300
		111,851
		111,851
		111,851

009-600-102-00	2026 Est. T.C.V.	LECHNER SEAN P
Property Class: 401		8291 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 102 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	65.00	107.00	0.9123	1.0240	1800	100		109,292
65 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	109,292

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	388	71	1,697
Total Estimated Land Improvements			True Cash Value =	1,697

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1975

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 936 SF Floor Area = 936 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	936		
			Total:	134,211	87,237

Other Additions/Adjustments

Recreation Room	450	8,181	4,090
Exterior			
Brick Veneer	144	2,195	1,427
Basement, Outside Entrance, Below Grade	1	2,293	1,490
Plumbing			
Average Fixture(s)	1	1,185	770
Porches			
WCP (1 Story)	90	4,313	2,803
WGEP (1 Story)	240	16,579	10,776
Deck			
Treated Wood	174	3,558	2,313

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 720 22,428 14,578

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Exterior 1 Story	1	5,597	3,638

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 207,081 133,374

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 226,736

Parcel Number: 009-600-102-00

Page: 2

2026 Est. T.C.V. 009-600-102-00 = 337,725
 Est. TCV/Total Floor Area = 360.82, Most recent sale 09/06/2013 for 138,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
144,600	144,600	144,600	92,334	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	24,300	0	0	2,493	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
168,900	168,900	168,900	94,827	94,827	0

009-600-103-00	2026 Est. T.C.V.	FARMER PHILIP C
Property Class: 401		8303 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 10 T22N R8W LOT 103 SAPPHIRE LAKE PLAT 2. FULLY ASSESSED WITH PIN
 009-600-198-85 DESCRIBED AS Parcel of land situated Southwesterly of and
 adjacent to Lot 103 and Seventh Street (vacated) I Sapphire Lake Plat No. 2 1
 Section 10 1 T22N 1 R8W 1 Lake Township 1 Missaukee County/ Michigan and
 described as Beginning at the Southeasterly corner of said Lot 103 1 thence
 S48°05 1 25N 15.00 feet 1 thence S41°48 1 38°W 14.57 feet/ thence S87°47'43"W
 90.23 feet 1 thence N41°48 1 38"E 77.38 feet to the Southwesterly corner of said
 Lot 103, thence S48°05 1 25/fE 49.89
 feet to the Point of Beginning. Containing 0.07 acres more or less. Subject to
 easements/ reservations and restrictions of record. 2011

ENGEL PARK. SAPPHIRE LAKE PLAT 2. VACATED BY CIRCUIT COURT L161P242 ON
 12/6/1963

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	65.00	146.76	0.9123	1.1437	1800	100		122,074
65 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	122,074

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	29.49	96	94	2,661
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements			True Cash Value =	5,086

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1972

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1426 SF Floor Area = 1426 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,426		
			Total:	209,696	167,762

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	2	8,956	7,165
2 Fixture Bath	1	2,996	2,397

Porches

WPP	73	2,731	2,185
WPP	825	12,821	10,257

Deck

Treated Wood	68	2,011	1,609

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	704	33,292	26,634
Storage Over Garage	480	6,355	5,084

Water/Sewer

Public Sewer	1	1,465	1,172
Water Well, 50 Feet	1	3,344	2,675

Built-Ins

Appliance Allow.	1	2,713	2,170

Parcel Number: 009-600-103-00

Page: 2

Local Cost Items

SANITARY SEWER

1

0

0

*88% Good

Totals:

287,802

230,248

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:

391,422

2026 Est. T.C.V. 009-600-103-00

= 518,582

Est. TCV/Total Floor Area = 363.66, Most recent sale 01/20/2012 for 140,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
214,700	214,700	214,700	116,833	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
9,000	35,600	9,000	3,154	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
259,300	259,300	259,300	128,987	128,987	0	

009-600-104-00	2026 Est. T.C.V.	CAVANAUGH JAMES & WINEGAR MARY
Property Class: 401		8313 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 104 SAPPHIRE LAKE PLAT 2

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	100.00	1.0000	1.0000	1800	100		90,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	90,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	934	50	3,250
D/W/P: Brick on Sand	18.00	151	50	1,359
Wood Frame	27.96	120	50	1,677
Total Estimated Land Improvements True Cash Value =				6,286

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls	C	Blt 1964

(11) Heating System: Forced Air w/ Ducts

Ground Area = 915 SF Floor Area = 915 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	720		
1 Story	Siding	Basement	195		
		Total:		136,389	81,833

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	1,636	
Plumbing				
Average Fixture(s)	1	1,422	853	
Water/Sewer				
Public Sewer	1	1,465	879	
Water Well, 100 Feet	1	5,734	3,440	
Built-Ins				
Appliance Allow.	1	2,713	1,628	
Fireplaces				
Exterior 1 Story	1	6,387	3,832	
Local Cost Items				
SANITARY SEWER	1	0	0	*90% Good
Totals:		156,837	94,101	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 159,972

2026 Est. T.C.V. 009-600-104-00 = 256,258

Est. TCV/Total Floor Area = 280.06

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
110,200	110,200	110,200	60,065	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	17,900	0	0	1,621	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
128,100	128,100	128,100	61,686	61,686	61,686	

009-600-105-00	2026 Est. T.C.V.	SAPPHIRE HOLDING CO LLC
Property Class: 401		8323 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 105 SAPPHIRE LAKE PLAT 2 AND THAT PART OF THE VACATED ENGEL PARK ADJACENT TO SAID LOT 105. AND FULLY ASSESSED WITH PIN 009-600-193-45 DESCRIBED AS PARCEL OF LAND SITUATED SOUTHWESTERLY OF AND ADJACENT TO LOT 105, SAPPHIRE LAKE PLAT NO.2, SECTION 10, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN AND DESCRIBED AS BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 105, THENCE S41°45'44"W 125.54 FEET L THENCE S87°47'43"W 12.98 FEET, THENCE N00°02'49"W 60.71 FEET, THENCE N41°41'14"E 89.36 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 105, THENCE S48°09'43"E 49.93 FEET TO THE POINT OF BEGINNING. CONTAINING 0.13 ACRES MORE OR LESS. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	213.44	1.0000	1.3039	1800	100		117,352
50 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	117,352

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	667	50	2,321
Wood Frame	27.96	120	50	1,677
Total Estimated Land Improvements				True Cash Value = 3,998

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1968

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 836 SF Floor Area = 836 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	220		
1 Story	Siding	Crawl Space	616		
		Total:		127,017	76,210

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	1,636	
Plumbing				
Average Fixture(s)	1	1,422	853	
Water/Sewer				
Public Sewer	1	1,465	879	
Water Well, 50 Feet	1	3,344	2,006	
Built-Ins				
Appliance Allow.	1	2,713	1,628	
Fireplaces				
Exterior 1 Story	1	6,387	3,832	
Local Cost Items				
SANITARY SEWER	1	0	0	*90% Good
Totals:		145,075	87,044	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 147,975

2026 Est. T.C.V. 009-600-105-00	=	269,325
Est. TCV/Total Floor Area = 322.16		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
115,900 115,900 115,900	62,937	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses

Parcel Number: 009-600-105-00

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0	18,800	0	0	1,699	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
134,700	134,700	134,700	64,636	64,636	0

009-600-106-00	2026 Est. T.C.V.	THOENES PROPERTIES LLC
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 106 & SE'LY 15 FT OF VACATED 8TH ST ADJACENT THERETO
 SAPPHIRE LAKE PLAT 2. AND FULLY ASSESSED WITH PIN 600-193-25 DESCRIBED AS PARCEL
 OF LAND SITUATED SOUTHWESTERLY OF AND ADJACENT TO LOT 106 AND EIGHT STREET
 (VACATED), SAPPHIRE LAKE PLAT NO.2, SECTION 10, T22N, ROW, LAKE TOWNSHIP,
 MISSAUKEE COUNTY, MICHIGAN AND DESCRIBED AS BEGINNING AT THE SOUTHEASTERLY
 CORNER OF SAID LOT 106, THENCE S41°41'14"W 89.36 FEET, THENCE N02'49"W 97.54
 FEET, THENCE
 N41'44'04"E 16.73 FEET, THENCE S48°10'01"E 15.00 FEET TO THE SOUTHWESTERLY
 CORNER OF SAID LOT 106, THENCE S48°10'33"E 49.92 FEET TO THE POINT OF BEGINNING.
 CONTAINING 0.08 ACRES MORE OR LESS. SUBJECT TO EASEMENTS, RESERVATIONS AND
 RESTRICTIONS OF RECORD.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	65.00	153.47	0.9123	1.1617	1800	100		123,996
65 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	123,996

2026 Est. T.C.V. 009-600-106-00 = 123,996

Est. TCV/Total Floor Area = 148.32, Most recent sale 10/01/1996 for 33,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
55,100	55,100	55,100	26,418	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,900	0	713	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
62,000	62,000	62,000	27,131	27,131	0	

009-600-107-00	2026 Est. T.C.V.	RASTELLO KEITH & VICKI
Property Class: 402		8355 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2020-01745 SEC 10 T22N R8W LOT 107 SAPPHIRE LAKE PLAT #2 & NW'LY 15' VACATED
EIGHTH ST ST ADJ LOT 107

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	65.00	100.00	0.9123	1.0000	1800	100		106,735
65 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	106,735

2026 Est. T.C.V. 009-600-107-00 = 106,735

Est. TCV/Total Floor Area = 127.67, Most recent sale 06/17/2020 for 45,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
47,400	47,400	47,400	26,418	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,000	0	713	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
53,400	53,400	53,400	27,131	27,131	0	

009-600-108-00	2026 Est. T.C.V.	KNORR TERESA M
Property Class: 401		8365 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOTS 108 & 109 SAPPHIRE LAKE PLAT #2

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	100.00	100.00	0.7846	1.0000	1800	100		141,225
100 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	141,225

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	80	0	0
Wood Frame	26.96	144	50	1,941

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,891

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C -5 Blt 1959

(11) Heating System: Forced Air w/ Ducts

Ground Area = 726 SF Floor Area = 1131 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	726		
1 Story	Siding	Overhang	42		
		Total:		147,700	96,030

Other Additions/Adjustments

Recreation Room	384	7,284	4,735
Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

CPP	42	1,129	734

Deck

Treated Wood	240	4,500	2,925
Treated Wood	144	3,217	2,091

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SANITARY SEWER	1	0	0	*86% Good

Totals: 179,979 117,012

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 198,920

2026 Est. T.C.V. 009-600-108-00 = 343,036

Est. TCV/Total Floor Area = 303.30, Most recent sale 10/01/2002 for 150,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
147,400	147,400	147,400	90,368	2.70

Parcel Number: 009-600-108-00

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2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	24,100	0	0	2,439	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	171,500	171,500	171,500	92,807	92,807	0

009-600-110-00	2026 Est. T.C.V.	KOLAR DANIEL ET AL
Property Class: 401		8375 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 110 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	100.00	1.0000	1.0000	1800	100		90,000
50 Actual Front Feet, 0.12 Total Acres					Total Est.		Land Value =	90,000

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls CD Blt 1971

(11) Heating System: Electric Baseboard
 Ground Area = 768 SF Floor Area = 1344 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	768		
			Total:	157,669	102,485

Other Additions/Adjustments

Recreation Room	500	9,090	5,908
Basement, Outside Entrance, Below Grade	1	2,293	1,490

Plumbing

Average Fixture(s)	1	1,185	770
2 Fixture Bath	1	2,502	1,626

Deck

Treated Wood	168	3,479	2,261
Treated Wood	20	877	570

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Exterior 2 Story	1	6,914	4,494

Local Cost Items

SANITARY SEWER	1	0	0	*90% Good

Totals: 190,550 123,856

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 210,555

2026 Est. T.C.V. 009-600-110-00 = 300,555

Est. TCV/Total Floor Area = 223.63

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
127,600	127,600	127,600	65,127	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	22,700	0	0	1,758	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
150,300	150,300	150,300	66,885	66,885	66,885	

009-600-111-00	2026 Est. T.C.V.	NELSON FAMILY REVOCABLE TRUST
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOTS 111 & 112 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.1892	0.7071	200	100		8,409
C200'@200/	50.00	100.00	1.1892	0.7071	200	100		8,409
100 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	16,818

2026 Est. T.C.V. 009-600-111-00

= 16,818

Est. TCV/Total Floor Area = 12.51

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
8,400	8,400	8,400	3,676	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	99	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,400	8,400	8,400	3,775	3,775	0	

009-600-113-00	2026 Est. T.C.V.	NELSON FAMILY REVOCABLE TRUST
Property Class: 401		8407 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 113 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	61.00	100.00	1.3456	0.7071	200	100		11,608
61 Actual Front Feet, 0.14 Total Acres								11,608
Total Est. Land Value =								11,608

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	211	94	1,144
Metal Prefab	11.18	211	50	1,179
Total Estimated Land Improvements True Cash Value =				2,323

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1958

(11) Heating System: Forced Air w/ Ducts

Ground Area = 714 SF Floor Area = 714 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	714		
Total:				85,788	51,473

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Porches

CGEP (1 Story)	90	5,945	3,567

Water/Sewer

Public Sewer	1	1,152	691
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,607	964

Local Cost Items

SANITARY SEWER	1	0	0	*90% Good

Totals:	98,824	59,294

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 100,800

2026 Est. T.C.V. 009-600-113-00 = 114,731

Est. TCV/Total Floor Area = 160.69, Most recent sale 05/01/1998 for 53,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
48,900	48,900	48,900	43,884	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,500	0	0	1,184	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
57,400	57,400	57,400	45,068	45,068	0	

009-600-114-00	2026 Est. T.C.V.	BALL TAMAR
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 114 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	60.00	100.00	0.9382	1.0000	1800	100		101,324
60 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	101,324

2026 Est. T.C.V. 009-600-114-00 = 101,324

Est. TCV/Total Floor Area = 141.91, Most recent sale 07/03/2020 for 270,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
45,000	45,000	45,000	16,554	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	0	446	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,700	50,700	50,700	17,000	17,000	17,000	

009-600-115-00	2026 Est. T.C.V.	BALL TAMAR
Property Class: 401		8427 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 115 & SE'LY 15 FT OF VACATED 10TH ST ADJACENT THERETO
SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	79.00	100.00	0.8521	1.0000	1800	100		121,163
79 Actual Front Feet, 0.18 Total Acres								121,163
Total Est. Land Value =								121,163

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	1400	0	0
Wood Frame	24.83	121	50	1,502
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				3,877

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1970

(11) Heating System: Forced Air w/ Ducts
Ground Area = 958 SF Floor Area = 1294 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	672		
1 Story	Siding	Crawl Space	286		
Total:				143,264	100,284

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	829
3 Fixture Bath	1	3,721	2,605

Porches

WGEP (1 Story)	324	20,606	14,424
WCP (1 Story)	65	3,552	2,486

Deck

Treated Wood	99	2,389	1,672

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	816	27,401	19,181
Storage Over Garage	470	5,541	3,879

Water/Sewer

Public Sewer	1	1,300	910
Water Well, 100 Feet	1	5,415	3,790

Built-Ins

Appliance Allow.	1	1,897	1,328

Fireplaces

Exterior 2 Story	1	6,914	4,840
Wood Stove	1	2,107	1,475

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals: 225,292 157,703

Notes:

Parcel Number: 009-600-115-00

Page: 2

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 268,095

2026 Est. T.C.V. 009-600-115-00	=	393,135
Est. TCV/Total Floor Area = 303.81, Most recent sale 07/03/2020 for 270,000		
2025 Assessed	MBOR	S.E.V.
169,700	169,700	169,700
		Base for Cap
		IRM
		138,201
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	26,900	0
		Tax Adjustment
		3,731
		Losses
		0
2026 Assessed	MBOR	S.E.V.
196,600	196,600	196,600
		Capped
		->Taxable<-
		PRE/MBT
		141,932
		141,932

009-600-116-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HAGE BRYAN
8449 W SAPPHIRE AVE
LAKE CITY, MI 49651

. SEC 10 T22N R8W LOTS 116 & 117 & NW'LY 15 FT OF VACATED 10TH ST ADJACENT
THERETO SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	130.00	100.00	0.7157	1.0000	1800	100		167,485
130 Actual Front Feet,	0.30	Total Acres			Total Est.	Land Value =		167,485

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1460	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1954

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1248 SF Floor Area = 1248 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost	New	Depr.	Cost
1 Story	Siding	Slab	336				
1 Story	Siding	Basement	912				
			Total:		197,211		128,187

Other Additions/Adjustments

Basement Living Area	821	28,875	18,769
Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	552	23,245	15,109
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	1	527	343

Class: C Exterior: Pole (Unfinished)

Base Cost	896	22,185	14,420

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152
Wood Stove	1	2,503	1,627

Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	80	321	231	*72% Good

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	293,332	190,688

Parcel Number: 009-600-116-00

Page: 2

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 324,170

2026 Est. T.C.V. 009-600-116-00 = 494,030
 Est. TCV/Total Floor Area = 395.86, Most recent sale 04/15/2025 for 475,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
213,100	213,100	213,100	204,447	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	33,900	0	0	42,553	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
247,000	247,000	247,000	209,967	247,000	0	

009-600-118-00	2026 Est. T.C.V.	HAGE BRYAN J
Property Class: 401		8459 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 118 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	101.00	1.0000	1.0035	1800	100		90,314
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	90,314

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	18.08	40	0	0
D/W/P: 3.5 Concrete	6.58	288	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements			True Cash Value =	2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1958

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1296 SF Floor Area = 1296 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,296		
			Total:	185,942	120,860

Other Additions/Adjustments

Exterior

Stone Veneer	20	732	476

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Deck

Treated Wood	180	3,721	2,419
Treated Wood	72	2,062	1,340
Treated Wood	286	5,048	3,281
w/Roof (Roof portion)	80	1,479	961

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	384	18,236	11,853
Class: C Exterior: Block Foundation: 18 Inch (Finished)			
Base Cost	286	16,662	10,830

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Breezeways

Frame Wall	42	2,835	1,843

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Parcel Number: 009-600-118-00

Page: 2

 Totals: 255,374 165,990

Notes:

 ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 282,183

2026 Est. T.C.V. 009-600-118-00 = 374,872

Est. TCV/Total Floor Area = 289.25, Most recent sale 08/17/2017 for 245,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
161,500	161,500	161,500	117,027	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	25,900	0	3,159	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
187,400	187,400	187,400	120,186	120,186	0

009-600-119-00	2026 Est. T.C.V.	HAGE BRYAN J
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 119 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	20.00	101.00	1.3781	1.0035	1800	100		49,784
20 Actual Front Feet, 0.05 Total Acres							Total Est. Land Value =	49,784

2026 Est. T.C.V. 009-600-119-00 = 49,784

Est. TCV/Total Floor Area = 38.41, Most recent sale 08/17/2017 for 245,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
22,100	22,100	22,100	11,622	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	0	313	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
24,900	24,900	24,900	11,935	11,935	0	

009-600-120-00	2026 Est. T.C.V.	MONRO DIANA K
Property Class: 401		8479 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 120 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	45.00	100.00	1.0376	1.0000	1800	100		84,043
45 Actual Front Feet, 0.10 Total Acres							Total Est. Land Value =	84,043

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.92	184	0	0
Metal Prefab	18.24	63	66	758

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,708

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls CD	Blt 1956

(11) Heating System: Space Heater

Ground Area = 1024 SF Floor Area = 1024 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,024		
			Total:	119,018	77,360

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,138	740

Porches

CGEP (1 Story)	256	13,304	8,648

Water/Sewer

Public Sewer	1	1,249	812
Water Well, 50 Feet	1	3,212	2,088

Built-Ins

Appliance Allow.	1	1,822	1,184

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals:	139,743	90,832

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 154,414

2026 Est. T.C.V. 009-600-120-00	=	240,165

Est. TCV/Total Floor Area = 234.54

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
103,700	103,700	103,700	57,238	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	16,400	0	0	1,545	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
120,100	120,100	120,100	58,783	58,783	58,783	

009-600-121-00	2026 Est. T.C.V.	DODD GEORGE G
Property Class: 401		8489 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 121 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	100.00	1.0000	1.0000	1800	100		90,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	90,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.18	480	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1972

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1160 SF Floor Area = 1608 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	712			
2 Story	Siding	Crawl Space	448			*90% Good
			Total:	176,616	143,460	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	1,066
3 Fixture Bath	1	3,721	3,349

Water/Sewer

Public Sewer	1	1,300	1,170
Water Well, 50 Feet	1	3,344	3,010

Built-Ins

Appliance Allow.	1	1,897	1,707

Fireplaces

Interior 1 Story	1	4,610	4,149

Porches

WPP	20	980	882

Garages

Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost	180	8,642	7,778

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals:	202,295	166,571

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 283,171

2026 Est. T.C.V. 009-600-121-00 = 374,121

Est. TCV/Total Floor Area = 232.66

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
159,500	159,500	159,500	76,187	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	27,600	0	2,057	0	

Parcel Number: 009-600-121-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
187,100	187,100	187,100	78,244	78,244	0

009-600-122-00	2026 Est. T.C.V.	SPIKER ELDORA M
Property Class: 401		8499 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 122 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	100.00	1.0000	1.0000	1800	100		90,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	90,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wire Mesh, #9	3.73	600	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1958

(11) Heating System: Forced Air w/ Ducts

Ground Area = 976 SF Floor Area = 976 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	976		
			Total:	119,986	77,990

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Deck

Treated Wood	520	7,296	4,742

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Exterior 1 Story	1	5,597	3,638

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals: 140,605 91,392

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 155,366

2026 Est. T.C.V. 009-600-122-00 = 246,316

Est. TCV/Total Floor Area = 252.37

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
105,800	105,800	105,800	45,518	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,400	0	0	1,228	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
123,200	123,200	123,200	46,746	46,746	46,746	

009-600-123-00	2026 Est. T.C.V.	MOONEY TERRY A & MAGIDSOHN KAREN L
Property Class: 401		8519 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOTS 123 & 124 & VACATED WALKWAY BLYING BETWEEN SAID LOTS 123 & 124 OF SAID PLAT EXC THE W 12 FT OF LOT 124 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	111.00	100.00	0.7564	1.0000	1800	100		151,137
111 Actual Front Feet, 0.26 Total Acres								151,137
Total Est. Land Value =								151,137

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.86	120	50	1,491
Total Estimated Land Improvements True Cash Value =				1,491

Cost Est. for Res. Bldg: 1 Single Family LOG Cls CD Blt 1958

(11) Heating System: Wall/Floor Furnace

Ground Area = 588 SF Floor Area = 588 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Slab	588		
			Total:	75,650	41,607

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	652

Porches

CGEP (1 Story)	180	10,818	5,950

Deck

Treated Wood	80	2,133	1,173

Water/Sewer

Public Sewer	1	1,300	715
Water Well, 50 Feet	1	3,344	1,839

Built-Ins

Appliance Allow.	1	1,897	1,043

Fireplaces

Exterior 1 Story	1	5,597	3,078

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals: 101,924 56,057

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 95,296

2026 Est. T.C.V. 009-600-123-00 = 247,924

Est. TCV/Total Floor Area = 421.64, Most recent sale 08/29/2017 for 124,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
108,300	108,300	108,300	70,002	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	15,700	0	0	1,890	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
124,000	124,000	124,000	71,892	71,892	0

009-600-125-00	2026 Est. T.C.V.	MATHEWS SHANNON CLARK
Property Class: 401		8529 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 125 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	55.00	100.00	0.9672	1.0000	1800	100		95,752
55 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	95,752

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	24	50	74
Total Estimated Land Improvements True Cash Value =				74

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1973

(11) Heating System: Electric Baseboard
 Ground Area = 780 SF Floor Area = 1170 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	780		
			Total:	142,112	85,268

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,293	1,376	
Plumbing				
Average Fixture(s)	1	1,185	711	
Porches				
CGEP (1 Story)	60	5,012	3,007	
WGEP (1 Story)	208	14,974	8,984	
Deck				
Treated Wood	280	4,869	2,921	
Water/Sewer				
Public Sewer	1	1,300	780	
Water Well, 50 Feet	1	3,344	2,006	
Built-Ins				
Appliance Allow.	1	1,897	1,138	
Fireplaces				
Exterior 1 Story	1	5,597	3,358	
Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Totals:		182,583	109,549	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 186,233

2026 Est. T.C.V. 009-600-125-00	=	282,059
Est. TCV/Total Floor Area = 241.08, Most recent sale 08/03/2018 for 145,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
120,300 120,300 120,300 86,986 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
8,000 20,700 8,000 8,000 2,192 5,785		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
141,000 141,000 141,000 91,393 91,393 0		

009-600-126-00	2026 Est. T.C.V.	HEINRITZ CHERYL M ETAL
Property Class: 401		8539 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 10 T22N R8W LOT 126 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	55.00	100.00	0.9672	1.0000	1800	100		95,752
55 Actual Front Feet, 0.13 Total Acres								95,752
Total Est. Land Value =								95,752

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	75	0	0
Wood Frame	31.07	35	50	543
Wood Frame	25.57	80	50	1,023
Total Estimated Land Improvements True Cash Value =				1,566

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1957

(11) Heating System: Electric Baseboard

Ground Area = 704 SF Floor Area = 704 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	704		
Total:				81,918	53,246

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	642

Porches

CGEP (1 Story)	270	12,803	8,322

Deck

Treated Wood	250	4,408	2,865

Water/Sewer

Public Sewer	1	1,152	749

Water Well, 100 Feet	1	5,150	3,347

Built-Ins

Appliance Allow.	1	1,607	1,045

Fireplaces

Wood Stove	1	1,745	1,134

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals:	109,771	71,350

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 121,296

2026 Est. T.C.V. 009-600-126-00 = 218,614

Est. TCV/Total Floor Area = 310.53

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
94,700	94,700	94,700	54,456	2.70		
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	14,600	0	0	1,470	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
109,300	109,300	109,300	55,926	55,926	0	

009-600-127-00	2026 Est. T.C.V.	RYAN STEVEN R & CHERYL L NORTHROP
Property Class: 401		8545 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 10 T22N R8W LOT 127 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	55.00	107.00	0.9672	1.0240	1800	100		98,047
55 Actual Front Feet, 0.14 Total Acres								98,047
Total Est. Land Value =								98,047

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.26	240	0	0
D/W/P: 4in Concrete	6.96	570	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C Blt 1994

(11) Heating System: Forced Heat & Cool
 Ground Area = 1092 SF Floor Area = 1638 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Pine Logs	Basement	1,092		
Total:				221,206	176,965

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	2,182	
Plumbing				
Average Fixture(s)	1	1,422	1,138	
Porches				
WPP	568	10,071	8,057	
Deck				
Treated Wood	25	1,140	912	
Treated Wood	294	5,136	4,109	
Water/Sewer				
Public Sewer	1	1,465	1,172	
Water Well, 100 Feet	1	5,734	4,587	
Built-Ins				
Appliance Allow.	1	2,713	2,170	
Local Cost Items				
SANITARY SEWER	1	0	0	*84% Good
Totals:		251,614	201,292	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 342,196

2026 Est. T.C.V. 009-600-127-00 = 442,743

Est. TCV/Total Floor Area = 270.29

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
189,300	189,300	189,300	100,845	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	32,100	0	0	2,722	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
221,400	221,400	221,400	103,567	103,567	103,567	

009-600-128-00	2026 Est. T.C.V.	BARASA PATRICK D
Property Class: 401		8561 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 128 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.84	107.00	0.9942	1.0240	1800	100		93,160
51 Actual Front Feet, 0.13 Total Acres								93,160
Total Est. Land Value =								93,160

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	960	50	3,341
Total Estimated Land Improvements True Cash Value =				3,341

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1970

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 950 SF Floor Area = 1334 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Basement	768			
1 Story	Siding	Slab	182			*72% Good
Total:				179,808	118,381	

Other Additions/Adjustments

Recreation Room	950	18,022	9,011
Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Deck

Treated Wood	125	2,929	1,904
Treated Wood	252	4,642	3,017

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	768	26,365	17,137

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Porches

WPP	12	623	405

Local Cost Items

SOLAR POWER SYSTEM	1	1	1	*100% Good
SANITARY SEWER	1	0	0	*71% Good

Totals:	253,774	163,756

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 278,385

Parcel Number: 009-600-128-00

Page: 2

2026 Est. T.C.V. 009-600-128-00 = 374,886
 Est. TCV/Total Floor Area = 281.02, Most recent sale 10/21/2016 for 229,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
160,500	160,500	160,500	113,888	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	26,900	0	0	3,074	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
187,400	187,400	187,400	116,962	116,962	0

009-600-129-00	2026 Est. T.C.V.	ZUIDERVEEN MARY H TRUST
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	,

. SEC 10 T22N R8W LOTS 129 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.84	104.00	0.9942	1.0138	1800	100		92,237
51 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	92,237

2026 Est. T.C.V. 009-600-129-00 = 92,237

Est. TCV/Total Floor Area = 69.14, Most recent sale 08/26/2011 for 46,831

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
41,000	41,000	41,000	19,948	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,100	0	538	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
46,100	46,100	46,100	20,486	20,486	20,486	

009-600-130-00	2026 Est. T.C.V.	ZUIDERVEEN MARY H TRUST
Property Class: 401		8581 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 130 SAPPHIRE LAKE PLAT 2

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.84	102.00	0.9942	1.0070	1800	100		91,613
51 Actual Front Feet, 0.12 Total Acres								91,613
Total Est. Land Value =								91,613

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	640	0	0
D/W/P: 4in Concrete	6.96	70	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 2016

(11) Heating System: Forced Air w/ Ducts

Ground Area = 2016 SF Floor Area = 2520 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	2,016		
Total:				371,089	341,373

Other Additions/Adjustments

Recreation Room	871	16,523	15,201
Basement, Outside Entrance, Below Grade	2	5,454	5,018

Plumbing

Average Fixture(s)	1	1,422	1,308
3 Fixture Bath	1	4,478	4,120

Porches

CCP (1 Story)	84	2,536	2,333
WPP	95	3,003	2,763

Deck

Treated Wood	96	2,414	2,221

Water/Sewer

Public Sewer	1	1,465	1,348
Water Well, 100 Feet	1	5,734	5,275

Built-Ins

Appliance Allow.	1	2,713	2,496

Fireplaces

Prefab 1 Story	1	2,542	2,339

Totals: 419,373 385,795

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 655,852

2026 Est. T.C.V. 009-600-130-00 = 749,840

Est. TCV/Total Floor Area = 297.56, Most recent sale 08/26/2011 for 107,169

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
314,800	314,800	314,800	216,818	2.70

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-600-130-00

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0	60,100	0	0	5,854	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
374,900	374,900	374,900	222,672	222,672	222,672

009-600-131-00	2026 Est. T.C.V.	ZUIDERVEEN MARY H TRUST
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 131 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	54.00	101.00	0.9734	1.0035	1800	100		94,947
54 Actual Front Feet, 0.13 Total Acres					Total Est.		Land Value =	94,947

2026 Est. T.C.V. 009-600-131-00 = 94,947

Est. TCV/Total Floor Area = 37.68

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
42,200	42,200	42,200	21,123	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,300	0	570	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
47,500	47,500	47,500	21,693	21,693	21,693	

009-600-132-00	2026 Est. T.C.V.	HARWOOD CHESTER & LINDA
Property Class: 401		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 132 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	54.00	100.00	0.9734	1.0000	1800	100		94,617
54 Actual Front Feet, 0.12 Total Acres					Total Est.		Land Value =	94,617

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2009

(11) Heating System: Electric Wall Heat

Ground Area = 240 SF Floor Area = 240 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	240		
			Total:	33,290	29,961

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	1,066

Built-Ins

Appliance Allow.	1	1,897	1,707

Deck

Treated Wood	760	9,447	8,502

Totals:	45,819	41,236

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 70,101

2026 Est. T.C.V. 009-600-132-00	=	164,718

Est. TCV/Total Floor Area = 686.33

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
72,000	72,000	72,000	47,035	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	10,400	0	0	1,269	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
82,400	82,400	82,400	48,304	48,304	0	

009-600-133-00	2026 Est. T.C.V.	WROBLEWSKI STEPHEN & HARNED JULIE &
Property Class: 401		8613 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 10 T22N R8W LOT 133 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	100.00	1.0000	1.0000	1800	100		90,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	90,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	460	50	1,879
D/W/P: Patio Blocks	15.58	42	50	327
Wood Frame	27.96	120	50	1,677
Total Estimated Land Improvements True Cash Value =				3,883

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 5 Blt 2024

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1472 SF Floor Area = 2320 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	624		
2 Story	Siding	Basement	848		
			Total:	309,939	306,806

Other Additions/Adjustments

Recreation Room	894	16,959	16,789
Basement, Outside Entrance, Above Grade	1	1,980	1,960
Plumbing			
Average Fixture(s)	1	1,422	1,408
3 Fixture Bath	2	8,956	8,866
Porches			
WPP	634	11,215	11,103
WCP (1 Story)	32	2,480	2,455
Deck			
Treated Wood	52	1,733	1,716
Water/Sewer			
Public Sewer	1	1,465	1,450
Water Well, 100 Feet	1	5,734	5,677
Built-Ins			
Appliance Allow.	1	2,713	2,686
Fireplaces			
Direct-Vented Gas	1	2,963	2,933
Totals:		367,559	363,849

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 618,543

2026 Est. T.C.V. 009-600-133-00	=	712,426
Est. TCV/Total Floor Area = 307.08		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
300,800 300,800 300,800	295,509	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 55,400 0	0	7,978 0

Parcel Number: 009-600-133-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
356,200	356,200	356,200	303,487	303,487	0

009-600-134-00	2026 Est. T.C.V.	BURKE ARTHUR R & SUZANNE S
Property Class: 401		8633 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 10 T22N R8W W'LY 1/2 OF LOT 134, LOT 135 & E'LY 1/2 OF LOT 136 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	100.00	100.00	0.7846	1.0000	1800	100		141,225
100 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	141,225

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1949

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 900 SF Floor Area = 900 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	900		
			Total:	122,242	73,345

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853

Porches

CGEP (1 Story)	324	18,646	11,188

Deck

Treated Wood	522	7,491	4,495
Treated Wood	100	2,461	1,477
Treated Wood	40	1,540	924

Water/Sewer

Public Sewer	1	1,465	879
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Exterior 1 Story	1	6,387	3,832

Local Cost Items

SANITARY SEWER	1	0	0	*86% Good

Totals: 167,711 100,627

Notes: VERTICAL LOG

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 171,066

2026 Est. T.C.V. 009-600-134-00 = 312,291

Est. TCV/Total Floor Area = 346.99, Most recent sale 11/01/2001 for 167,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
134,800	134,800	134,800	86,003	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	21,300	0	0	2,322	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
156,100	156,100	156,100	88,325	88,325	0	

009-600-134-50	2026 Est. T.C.V.	44.32° NORTH LLC
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W E'LY 1/2 OF LOT 134 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	25.00	100.00	1.2746	1.0000	1800	100		57,355
25 Actual Front Feet, 0.06 Total Acres					Total Est.		Land Value =	57,355

2026 Est. T.C.V. 009-600-134-50 = 57,355

Est. TCV/Total Floor Area = 63.73

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
25,500	25,500	25,500	18,351	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	3,200	0	0	495	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,700	28,700	28,700	18,846	18,846	0	

009-600-137-00	2026 Est. T.C.V.	PRANGLEY JEAN L
Property Class: 401		8653 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 10 T22N R8W LOT 137 & W'LY 1/2 OF LOT 136 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	75.00	100.00	0.8677	1.0000	1800	100		117,139
75 Actual Front Feet, 0.17 Total Acres								117,139
Total Est. Land Value =								117,139

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	18.00	81	25	364
D/W/P: 3.5 Concrete	6.58	181	50	595
Wood Frame	32.26	80	50	1,290

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/VINF/451A	46.75	35	50	818
/CI16/YARI/WOOF/TWORSH2436L	14.40	140	50	1,008
Total Estimated Land Improvements True Cash Value =				4,075

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1972

(11) Heating System: Wall/Floor Furnace

Ground Area = 744 SF Floor Area = 744 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	744		
Total:				106,130	74,290

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995

Deck

Treated Wood	350	5,758	4,031

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Exterior 1 Story	1	6,387	4,471

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 127,219 89,052

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 151,388

2026 Est. T.C.V. 009-600-137-00 = 272,602

Est. TCV/Total Floor Area = 366.40, Most recent sale 06/27/2024 for 283,163

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
117,600	117,600	117,600	117,600	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	18,700	0	3,175	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
136,300	136,300	136,300	120,775	120,775	0	

009-600-138-00	2026 Est. T.C.V.	PRANGLEY JEAN L
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 138 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	100.00	1.0000	1.0000	1800	100		90,000
50 Actual Front Feet, 0.12 Total Acres					Total Est.		Land Value =	90,000

2026 Est. T.C.V. 009-600-138-00 = 90,000

Est. TCV/Total Floor Area = 120.97

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
40,000	40,000	40,000	22,073	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,000	0	595	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,000	45,000	45,000	22,668	22,668	22,668

009-600-139-00	2026 Est. T.C.V.	PRANGLEY JEAN L
Property Class: 401		8675 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 139 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	100.00	1.0000	1.0000	1800	100		90,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	90,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.18	120	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1943

(11) Heating System: Forced Hot Water

Ground Area = 1119 SF Floor Area = 1119 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	999		
1 Story	Siding	Crawl Space	120		
		Total:		158,513	95,110

Other Additions/Adjustments

Recreation Room	350	6,363	3,818

Plumbing

Average Fixture(s)	1	1,185	711
3 Fixture Bath	1	3,721	2,233

Porches

CGEP (1 Story)	36	3,725	2,235

Deck

Treated Wood	185	3,704	2,222
Treated Wood	80	2,133	1,280

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Wood Stove	1	2,107	1,264

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 187,992 112,797

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 191,755

2026 Est. T.C.V. 009-600-139-00 = 282,705

Est. TCV/Total Floor Area = 252.64

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
120,400	120,400	120,400	86,962	2.70

Parcel Number: 009-600-139-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	21,000	0	0	2,347	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	141,400	141,400	141,400	89,309	89,309	89,309

009-600-140-00	2026 Est. T.C.V.	NEVINS ROBERT M &
Property Class: 401		8695 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 10 T22N R8W LOTS 140 & 141 SAPPHIRE LAKE PLAT 2.
 7/2018 SPLIT PLATTED LOTS 174, 175, & 176
 FORMERLY SEC 10 T22N R8W LOTS 140, 141, 174, 175 & 176. SAPPHIRE LAKE PLAT 2.

7/2017 SPLIT PLATTED LOTS 174,175,176 FOR 2018
 98 COMBO OF 141 & BACK LOTS 174, 175, 176 FOR 99

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	90.00	100.00	0.8141	1.0000	1800	100		131,877
90 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	131,877

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	18.08	50	0	0
D/W/P: 4in Ren. Conc.	8.17	1000	0	0
Wood Frame	37.28	51	50	950
Wood Frame	26.83	147	50	1,972

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				5,297

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1966

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1399 SF Floor Area = 1399 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,399		
			Total:	235,221	164,652

Other Additions/Adjustments

Recreation Room	528	10,016	7,011
Exterior			
Stone Veneer	72	2,634	1,844
Basement, Outside Entrance, Below Grade	1	2,727	1,909
Plumbing			
Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135
2 Fixture Bath	1	2,996	2,097
Porches			
WPP	370	6,601	4,621
WPP	101	3,054	2,138
WCP (1 Story)	24	1,776	1,243
Deck			
Treated Wood	316	5,388	3,772
Treated Wood	48	1,667	1,167

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Basement Garage: 2 Car	1	3,863	2,704
Door Opener	1	527	369

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	100	4,926	3,448

Parcel Number: 009-600-140-00

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Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	2,713	1,899

Local Cost Items

SANITARY SEWER	1	0	0	*86% Good

Totals:	294,818	206,370

Notes: ADDITION WITH BASEMENT 1996

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 350,829

2026 Est. T.C.V. 009-600-140-00 = 488,003

Est. TCV/Total Floor Area = 348.82, Most recent sale 06/28/2024 for 524,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
207,500	207,500	207,500	207,500	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	36,500	0	0	5,602	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
244,000	244,000	244,000	213,102	213,102	213,102

009-600-142-00	2026 Est. T.C.V.	WRBELIS CHRISTOPHER & CHRISTINE
Property Class: 401		8705 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 10 T22N R8W LOT 142 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	43.99	103.00	1.0458	1.0104	1800	100		83,677
39 Actual Front Feet,	0.11	Total Acres			Total Est.		Land Value =	83,677

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	136	0	0
Wood Frame	31.15	64	71	1,416
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,366

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls CD	Blt 1963

(11) Heating System: Space Heater

Ground Area = 872 SF Floor Area = 872 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	672		
1 Story	Siding	Slab	200		
			Total:	105,439	68,535

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Porches

CGEP (1 Story)	40	3,955	2,571
WPP	319	5,024	3,266

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Deck

w/Roof (Roof portion)	150	2,351	1,528

Local Cost Items

SANITARY SEWER	1	0	0	*86% Good

Totals:	124,495	80,922

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 137,567

2026 Est. T.C.V. 009-600-142-00 = 223,610

Est. TCV/Total Floor Area = 256.43, Most recent sale 09/25/2008 for 130,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
95,800	95,800	95,800	48,492	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,000	0	0	1,309	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
111,800	111,800	111,800	49,801	49,801	0	

009-600-143-00	2026 Est. T.C.V.	ODREN RONALD G KATHLEEN M
Property Class: 401		8715 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W LOTS 143, 172 & 173. SAPPHIRE LAKE PLAT 2.

01 COMBO OF 172 & 173 FOR 02

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	51.00	297.23	0.9931	1.4641	1800	100		133,480
51 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	133,480

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	798	0	0
D/W/P: 3.5 Concrete	6.58	34	0	0
D/W/P: 4in Ren. Conc.	8.17	94	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C -5 Blt 2003

(11) Heating System: Wall/Floor Furnace

Ground Area = 0 SF Floor Area = 346 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Overhang	346		
			Total:	30,026	22,519

Other Additions/Adjustments

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Storage Over Garage	950	12,578	9,433
Base Cost	1728	73,284	54,963

Deck

w/Roof (Roof portion)	448	6,724	5,043

Totals:	122,612	91,958

Notes: ON LOTS 172 & 173 ACCROSS THE STREET

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 156,329

Cost Est. for Res. Bldg: 2 Single Family 1.75S Cls C -5 Blt 1987

(11) Heating System: Forced Air w/ Ducts

Ground Area = 912 SF Floor Area = 1596 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	912		
			Total:	183,653	119,383

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

WGEP (1 Story)	288	20,419	13,272

Parcel Number: 009-600-143-00

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Water/Sewer				
Public Sewer	1	1,465	952	
Water Well, 100 Feet	1	5,734	3,727	
Built-Ins				
Appliance Allow.	1	2,713	1,763	
Fireplaces				
Interior 2 Story	1	6,520	4,238	
Local Cost Items				
SANITARY SEWER	1	0	0	*89% Good
Totals:		226,404	147,170	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 250,189

2026 Est. T.C.V. 009-600-143-00		=	542,373
Est. TCV/Total Floor Area = 279.29			
2025 Assessed	MBOR	S.E.V.	Base for Cap
233,600	233,600	233,600	135,156
2026 New Eq. Adjustment	Loss		IRM
0	37,600	0	2.70
2026 Assessed	MBOR	S.E.V.	Additions
271,200	271,200	271,200	138,805
			Tax Adjustment
			3,649
			Losses
			0
			Capped
			->Taxable<-
			138,805
			PRE/MBT
			138,805

009-600-144-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

WHITNEY STEVEN & DARLENE
8725 W SAPPHIRE AVE
Lake City, MI 49651

. SEC 10 T22N R8W LOT 144 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	51.00	101.00	0.9931	1.0035	1800	100		91,484
51 Actual Front Feet, 0.12 Total Acres								91,484
Total Est. Land Value =								91,484

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	961	0	0
Wood Frame	31.15	64	94	1,874

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,824

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1958

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1008 SF Floor Area = 1260 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,008		
Total:				142,911	78,600

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	652

Water/Sewer

Public Sewer	1	1,300	715
Water Well, 50 Feet	1	3,344	1,839

Built-Ins

Appliance Allow.	1	1,897	1,043

Fireplaces

Exterior 1 Story	1	5,597	3,078

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 156,234 85,927

Notes: VERTICAL LOG

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 146,076

2026 Est. T.C.V. 009-600-144-00 = 240,384

Est. TCV/Total Floor Area = 190.78, Most recent sale 10/31/2003 for 136,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
103,100	103,100	103,100	63,203	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	17,100	0	1,706	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
120,200	120,200	120,200	64,909	64,909	0	

009-600-145-00	2026 Est. T.C.V.	BOUGHNER DALE K & JUDITH A TRUST
Property Class: 401		8735 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 145 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	51.00	101.00	0.9931	1.0035	1800	100		91,484
51 Actual Front Feet, 0.12 Total Acres								91,484
Total Est. Land Value =								91,484

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	912	0	0
Wood Frame	28.38	110	95	2,966
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				5,341

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 5 Blt 1967

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1440 SF Floor Area = 2400 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	960		
1 Story	Siding	Crawl Space	480		
Total:				292,471	204,749

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995

Porches

CCP (1 Story)	288	7,488	5,242
CCP (1 Story)	48	1,531	1,072

Deck

Pine w/Roof (Deck Portion)	288	4,046	2,832
Pine w/Roof (Roof portion)	288	4,406	3,084

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	624	30,457	21,320
Door Opener	1	527	369

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Exterior 1 Story	1	6,387	4,471

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals:	356,257	249,399

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 423,978

Parcel Number: 009-600-145-00

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2026 Est. T.C.V. 009-600-145-00	=	520,803
Est. TCV/Total Floor Area = 217.00		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
222,100 222,100 222,100	110,641	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 38,300 0	0	2,987 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
260,400 260,400 260,400	113,628	113,628 113,628

009-600-146-00	2026 Est. T.C.V.	WHITTAKER JACQUELINE J
Property Class: 401		8745 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 10 T22N R8W LOT 146 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	52.00	104.00	0.9864	1.0138	1800	100		93,600
52 Actual Front Feet,	0.12	Total Acres			Total Est.	Land Value =		93,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.92	410	71	1,723
Total Estimated Land Improvements		True Cash Value =		1,723

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1961

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1032 SF Floor Area = 1032 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,032		
			Total:	122,619	73,571

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,138	683

Deck

Treated Wood	120	2,666	1,600

Water/Sewer

Public Sewer	1	1,249	749
Water Well, 100 Feet	1	5,200	3,120

Built-Ins

Appliance Allow.	1	1,822	1,093

Fireplaces

Exterior 1 Story	1	5,376	3,226

Garages

Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost	156	7,192	4,315

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 147,262 88,357

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 150,207

2026 Est. T.C.V. 009-600-146-00 = 245,530

Est. TCV/Total Floor Area = 237.92

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
107,500	107,500	107,500	52,898	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,300	0	0	1,428	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
122,800	122,800	122,800	54,326	54,326	0	

009-600-147-00	2026 Est. T.C.V.	STEWART RONALD & KATHY
Property Class: 401		8757 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 147 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	52.00	104.00	0.9864	1.0138	1800	100		93,600
52 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	93,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.26	250	50	282
Wood Frame	32.26	80	50	1,290
Total Estimated Land Improvements				True Cash Value = 1,572

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 1984

(11) Heating System: Forced Heat & Cool

Ground Area = 864 SF Floor Area = 1248 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	480		
2 Story	Siding	Basement	384		
			Total:	201,673	157,290

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	2,127

Plumbing

Average Fixture(s)	1	1,422	1,109
3 Fixture Bath	1	4,478	3,493

Deck

Treated Wood	408	6,369	4,968
Treated Wood	36	1,454	1,134

Water/Sewer

Public Sewer	1	1,465	1,143
Water Well, 50 Feet	1	3,344	2,608

Built-Ins

Appliance Allow.	1	2,713	2,116

Fireplaces

Direct-Vented Gas	1	2,963	2,311

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	228,608	178,299

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 303,108

2026 Est. T.C.V. 009-600-147-00 = 398,280

Est. TCV/Total Floor Area = 319.13, Most recent sale 06/29/2017 for 174,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
169,100	169,100	169,100	129,414	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	30,000	0	0	3,494	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
199,100	199,100	199,100	132,908	132,908	0	

009-600-148-00	2026 Est. T.C.V.	PARSONS CHARLES & SUSAN
Property Class: 401		8767 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 148 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	52.00	104.00	0.9864	1.0138	1800	100		93,600
52 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	93,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	18.00	264	50	2,376
D/W/P: Brick on Sand	18.00	74	50	666
Metal Prefab	25.06	32	50	401
Total Estimated Land Improvements True Cash Value =				3,443

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1981

(11) Heating System: Forced Heat & Cool

Ground Area = 884 SF Floor Area = 884 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	884		
			Total:	147,281	103,096

Other Additions/Adjustments

Recreation Room	440	8,347	5,843
Basement, Outside Entrance, Below Grade	1	2,727	1,909

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Deck

Treated Wood	554	7,784	5,449
Treated Wood	291	5,104	3,573
Treated Wood	140	3,160	2,212

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	2,713	1,899

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 187,825 131,477

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 223,511

2026 Est. T.C.V. 009-600-148-00 = 320,554

Est. TCV/Total Floor Area = 362.62, Most recent sale 10/24/2005 for 193,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
137,100	137,100	137,100	73,802	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	23,200	0	0	1,992	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
160,300	160,300	160,300	75,794	75,794	0

009-600-149-00	2026 Est. T.C.V.	STEELE KENNETH E & MARCIA A
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 149 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	52.00	104.00	0.9864	1.0138	1800	100		93,600
52 Actual Front Feet, 0.12 Total Acres					Total Est.		Land Value =	93,600

2026 Est. T.C.V. 009-600-149-00 = 93,600

Est. TCV/Total Floor Area = 105.88

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
41,600	41,600	41,600	20,078	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,200	0	542	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
46,800	46,800	46,800	20,620	20,620	20,620	

009-600-150-00	2026 Est. T.C.V.	STEELE KENNETH E & MARCIA A
Property Class: 401		8787 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 150 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	52.00	104.00	0.9864	1.0138	1800	100		93,600
52 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	93,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.54	208	0	0
Wood Frame	20.52	144	94	2,778

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,728

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1972

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 988 SF Floor Area = 988 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	988		
			Total:	107,612	69,948

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	949	617

Water/Sewer

Public Sewer	1	1,107	720
Water Well, 50 Feet	1	3,212	2,088

Built-Ins

Appliance Allow.	1	1,543	1,003

Fireplaces

Wood Stove	1	1,676	1,089

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 116,099 75,465

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 128,291

2026 Est. T.C.V. 009-600-150-00 = 225,619

Est. TCV/Total Floor Area = 228.36

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
97,900	97,900	97,900	43,203	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	14,900	0	0	1,166	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
112,800	112,800	112,800	44,369	44,369	44,369	

009-600-151-00	2026 Est. T.C.V.	HAEFELE SUE ANN
Property Class: 401		8809 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 10 T22N R8W LOTS 151 & 152 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	104.00	104.00	0.7739	1.0138	1800	100		146,874
104 Actual Front Feet, 0.25 Total Acres								
Total Est. Land Value =								146,874

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	320	66	1,218
Wood Frame	29.69	50	50	742
Wood Frame	22.16	120	50	1,329
Total Estimated Land Improvements True Cash Value =				3,289

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1955

(11) Heating System: Wall/Floor Furnace

Ground Area = 721 SF Floor Area = 721 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	721		
Total:				82,310	45,270

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Water/Sewer

Public Sewer	1	1,152	634
Water Well, 50 Feet	1	3,344	1,839

Built-Ins

Appliance Allow.	1	1,607	884

Fireplaces

Exterior 1 Story	1	4,873	2,680

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 94,274 51,850

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 88,146

2026 Est. T.C.V. 009-600-151-00 = 238,309

Est. TCV/Total Floor Area = 330.53

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
103,700	103,700	103,700	68,900	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,500	0	0	1,860	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
119,200	119,200	119,200	70,760	70,760	0	

009-600-153-00	2026 Est. T.C.V.	VARRERO CATHERINE
Property Class: 401		8819 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 153 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	52.00	104.00	0.9864	1.0138	1800	100		93,600
52 Actual Front Feet, 0.12 Total Acres								93,600
Total Est. Land Value =								93,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	420	66	1,599
Wood Frame	23.38	96	50	1,122
Total Estimated Land Improvements True Cash Value =				2,721

Cost Est. for Res. Bldg: 1 Single Family 2S Cls D 10 Blt 1958

(11) Heating System: Electric Baseboard

Ground Area = 768 SF Floor Area = 1536 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Mich Bsmnt.	768		
Total:				168,244	98,830

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543
3 Fixture Bath	1	3,128	1,720

Porches

WCP (1 Story)	30	2,051	1,128
WPP	128	2,918	1,605

Deck

Treated Wood	104	2,417	1,329

Balcony

Wood Balcony	60	2,182	1,200

Water/Sewer

Public Sewer	1	1,152	634
Water Well, 50 Feet	1	3,344	1,839

Built-Ins

Appliance Allow.	1	1,607	884

Fireplaces

Exterior 2 Story	1	6,091	3,350

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 194,122 106,772

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 181,512

2026 Est. T.C.V. 009-600-153-00 = 277,833

Est. TCV/Total Floor Area = 180.88

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
120,600	120,600	120,600	56,907	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	18,300	0	0	1,536	0	

Parcel Number: 009-600-153-00Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
138,900	138,900	138,900	58,443	58,443	58,443

009-600-154-00	2026 Est. T.C.V.	COCHRAN WILLIAM J & BETTY SUE TRUST
Property Class: 401		8833 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2014-01614 . SEC 10 T22N R8W LOT 154 SAPPHIRE LAKE PLAT 2, INCLUDING ANY ND ALL RIGHTS IN THAT PART OF FIFTEEN ST AS VACATED AS IS OWNED BY THE SELLER FORMERLY ABV AS . SEC 10 T22N R8W LOT 154 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	67.00	104.00	0.9026	1.0138	1800	100		110,363
67 Actual Front Feet, 0.16 Total Acres								
Total Est. Land Value =								110,363

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1958

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1072 SF Floor Area = 1072 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	624		
1 Story	Siding	Crawl Space	448		
			Total:	126,116	81,974

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,202	1,431

Plumbing

Average Fixture(s)	1	1,138	740

Deck

Treated Wood	698	8,495	5,522
Treated Wood	120	2,666	1,733
Treated Wood	230	4,110	2,671

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	432	16,939	11,010
Common Wall: 1 Wall	1	-2,325	-1,511

Water/Sewer

Public Sewer	1	1,249	812
Water Well, 50 Feet	1	3,212	2,088

Built-Ins

Appliance Allow.	1	1,822	1,184

Fireplaces

Exterior 1 Story	1	5,376	3,494

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	171,000	111,148

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 188,952

2026 Est. T.C.V. 009-600-154-00

= 300,265

Parcel Number: 009-600-154-00

Page: 2

Est. TCV/Total Floor Area = 280.10

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
132,500	132,500	132,500	69,554	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,600	0	0	1,877	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
150,100	150,100	150,100	71,431	71,431	0	

009-600-155-00	2026 Est. T.C.V.	PUTMAN GARY L & MENYHART DONNA
Property Class: 401		8834 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 10 T22N R8W LOT 155 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	67.00	104.00	1.3144	0.7141	200	100		12,577
67 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	12,577

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	108	0	0
Wood Frame	21.37	144	50	1,538
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,488

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1948

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 480 SF Floor Area = 480 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	480		
			Total:	59,772	35,864

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Water/Sewer

Public Sewer	1	1,152	691
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,607	964

Fireplaces

Exterior 1 Story	1	4,873	2,924

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	71,736	43,042

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 52,942

2026 Est. T.C.V. 009-600-155-00 = 68,007

Est. TCV/Total Floor Area = 141.68

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
30,000	30,000	30,000	16,847	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,000	0	454	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
34,000	34,000	34,000	17,301	17,301	0	

009-600-156-00	2026 Est. T.C.V.	HAEFELE SUE ANN
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 156 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	52.00	104.00	1.4004	0.7141	200	100		10,400
52 Actual Front Feet, 0.12 Total Acres					Total Est.		Land Value =	10,400

2026 Est. T.C.V. 009-600-156-00 = 10,400

Est. TCV/Total Floor Area = 21.67

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,200	5,200	5,200	2,665	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	71	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,200	5,200	5,200	2,736	2,736	0	

009-600-157-00	2026 Est. T.C.V.	HAEFELE SUE ANN
Property Class: 402		8809 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 10 T22N R8W LOT 157 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	52.00	104.00	1.4004	0.7141	200	100		10,400
52 Actual Front Feet, 0.12 Total Acres					Total Est.		Land Value =	10,400

2026 Est. T.C.V. 009-600-157-00 = 10,400

Est. TCV/Total Floor Area = 21.67

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,200	5,200	5,200	3,355	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	90	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,200	5,200	5,200	3,445	3,445	0	

009-600-158-00	2026 Est. T.C.V.	STEELE KENNETH E & MARCIA A
Property Class: 401		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 158 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	67.00	104.00	1.3144	0.7141	200	100		12,577
67 Actual Front Feet, 0.16 Total Acres					Total Est.		Land Value =	12,577

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1996

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	1020	22,001	20,901

Totals:	22,001	20,901

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 25,708

2026 Est. T.C.V. 009-600-158-00 = 38,285

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
18,100	18,100	18,100	9,314	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	251	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
19,100	19,100	19,100	9,565	9,565	9,565

009-600-165-00	2026 Est. T.C.V.	RUBY JEREMI D & SHANNON J
Property Class: 401		8778 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W LOT 165 & W 1/2 OF LOT 166. SAPPHIRE LAKE PLAT 2.

02 COMBO W/166-50 FPR 03

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

		* Factors *		165 & 1/2 LOT 166		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
C200'@200/	78.78	103.71	1.2623	0.7136	200	100
79 Actual Front Feet,	0.19	Total Acres			Total Est. Land Value =	14,191

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	240	0	0
Wood Frame	33.65	72	50	1,211

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,161

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1985

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1352 SF Floor Area = 1352 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,352		
			Total:	207,444	134,839

Other Additions/Adjustments

Recreation Room	350	6,640	4,316

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Deck

Treated Wood	234	4,430	2,879
Treated Wood	72	2,062	1,340

Garages

Class: C Exterior: Block Foundation: 42 Inch (Unfinished)			
Basement Garage: 2 Car	1	3,863	2,511

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Wood Stove	1	2,503	1,627

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	238,882	155,272

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 190,985

2026 Est. T.C.V. 009-600-165-00

= 207,337

Parcel Number: 009-600-165-00

Page: 2

 Est. TCV/Total Floor Area = 153.36, Most recent sale 10/04/2021 for 150,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
88,700	88,700	88,700	76,156	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,000	0	0	2,056	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
103,700	103,700	103,700	78,212	78,212	0	

009-600-167-00	2026 Est. T.C.V.	KENT KEVIN
Property Class: 401		8758 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W LOT 167 & E'LY 1/2 OF LOT 166. SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	78.00	104.00	1.2654	0.7141	200	100		14,096
78 Actual Front Feet, 0.19 Total Acres								14,096
Total Est. Land Value =								14,096

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	10.25	520	0	0
D/W/P: Crushed Rock	2.48	260	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool
 Ground Area = 1218 SF Floor Area = 2312 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,218		
1 Story	Siding	Overhang	485		
			Total:	353,646	289,991

Other Additions/Adjustments

Exterior			
Stone Veneer	64	2,877	2,359

Plumbing

Average Fixture(s)	1	2,094	1,717
3 Fixture Bath	1	6,585	5,400
2 Fixture Bath	1	4,412	3,618

Porches

CCP (1 Story)	198	7,108	5,829

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	728	43,207	35,430
Common Wall: 1.5 Wall	1	-4,507	-3,696
Door Opener	2	1,317	1,080

Water/Sewer

Public Sewer	1	1,877	1,539
Water Well, 100 Feet	1	6,387	5,237

Built-Ins

Appliance Allow.	1	3,899	3,197

Fireplaces

Exterior 1 Story	1	8,363	6,858

Local Cost Items

SANITARY SEWER	1	0	0	*89% Good

Totals: 437,265 358,559

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 441,028

Parcel Number: 009-600-167-00

Page: 2

2026 Est. T.C.V. 009-600-167-00 = 457,499
 Est. TCV/Total Floor Area = 197.88, Most recent sale 08/01/1998 for 70,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
197,800	197,800	197,800	135,547	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	30,900	0	0	3,659	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
228,700	228,700	228,700	139,206	139,206	139,206

009-600-168-00	2026 Est. T.C.V.	STEWART RONALD & KATHY
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 168 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	52.00	103.00	1.4004	0.7124	200	100		10,375
52 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	10,375

2026 Est. T.C.V. 009-600-168-00 = 10,375

Est. TCV/Total Floor Area = 4.49, Most recent sale 06/29/2017 for 174,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,200	5,200	5,200	3,355	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	90	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,200	5,200	5,200	3,445	3,445	0	

009-600-169-00	2026 Est. T.C.V.	WHITTAKER JACQUELINE
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 169 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	51.00	101.00	1.4072	0.7089	200	100		10,175
51 Actual Front Feet, 0.12 Total Acres					Total Est.		Land Value =	10,175

2026 Est. T.C.V. 009-600-169-00 = 10,175

Est. TCV/Total Floor Area = 4.40

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,100	5,100	5,100	1,759	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	47	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,100	5,100	5,100	1,806	1,806	0	

009-600-170-00	2026 Est. T.C.V.	BOUGHNER DALE K & JUDITH A TRUST
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LA 1271 SEC 10 T22N R8W LOT 170 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	51.00	101.00	1.4072	0.7089	200	100		10,175
51 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	10,175

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl, 2 Rail	16.72	150	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

2026 Est. T.C.V. 009-600-170-00 = 11,125

Est. TCV/Total Floor Area = 4.81

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
5,600	5,600	5,600	1,759	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	47	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,600	5,600	5,600	1,806	1,806	1,806

009-600-171-00	2026 Est. T.C.V.	BOUGHNER DALE K & JUDITH A TRUST
Property Class: 401		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 171 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	51.00	101.00	1.4072	0.7089	200	100		10,175
51 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	10,175

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.05	632	50	1,912
D/W/P: 3.5 Concrete	5.77	212	50	611
Metal Prefab	13.12	100	50	656

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				5,554

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1958

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	1174	32,860	18,073

Totals:	32,860	18,073

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 22,230

2026 Est. T.C.V. 009-600-171-00	=	37,959

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
17,800	17,800	17,800	5,036	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,200	0	135	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,000	19,000	19,000	5,171	5,171	5,171	

009-600-174-00 2026 Est. T.C.V. NEVINS ROBERT M II &
 Property Class: 401 8698 W SAPPHIRE AVE
 Map #: LAKE TOWNSHIP ,

SEC10T22NR8W LOT 174 SAPPHIRE LAKE PLAT 2 LAKE TOWNSHIP MISSAUKEE COUNTY
 6/2018 SEPARATE PLATTED LOTS FORMERLY
 SEC10T22NR8W LOTS 174, 175 & 176 SAPPHIRE LAKE PLAT 2
 7/2017 SPLIT PLATTED LOTS FROM 600-140-00
 1998 ASSESS LOTS 174, 175, 176 WITH 600-140-00

SEPARATELY ASSESS LOTS 174, 175 & 176

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	59.98	133.58	1.3513	0.7602	200	100		12,323
63 Actual Front Feet,	0.18	Total Acres			Total Est.	Land Value =		12,323

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	600	50	2,451
Total Estimated Land Improvements	True	Cash Value =		2,451

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2024

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Plumbing

3 Fixture Bath	1	-4,478	-4,433

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	2	1,054	1,043
Base Cost	1200	28,380	28,096

Totals:	24,956	24,706

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 30,388

2026 Est. T.C.V. 009-600-174-00 = 45,162

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/18/2024 for 20,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
21,000	21,000	21,000	21,000	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,600	0	0	567	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
22,600	22,600	22,600	21,567	21,567	0

009-600-175-00	2026 Est. T.C.V.	PRANGLEY JEAN L
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	,

SEC10T22NR8W LOT 175 SAPPHIRE LAKE PLAT 2
FORMERLY ASSESSED WITH 600-174-00

FORMERLY ASSESSED WITH 600-174-00

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	49.53	131.88	1.4176	0.7578	200	100		10,641
47 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	10,641

2026 Est. T.C.V. 009-600-175-00 = 10,641

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/24/2017 for 15,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,300	5,300	5,300	3,409	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	92	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,300	5,300	5,300	3,501	3,501	0	

009-600-176-00	2026 Est. T.C.V.	PRANGLEY JEAN L
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	,

SEC10T22NR8W LOT 176 SAPPHIRE LAKE PLAT 2
FORMERLY ASSESSED WITH 600-174-00

SEC10T22NR8W LOT 175 SAPPHIRE LAKE PLAT 2
FORMERLY ASSESSED WITH 600-174-00

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	47.00	130.72	1.4363	0.7561	200	100		10,208
47 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	10,208

2026 Est. T.C.V. 009-600-176-00 = 10,208

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/24/2017 for 15,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
5,100	5,100	5,100	3,355	2.70			
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	90	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
5,100	5,100	5,100	3,445	3,445	0		

009-600-178-00	2026 Est. T.C.V.	KELLEY DONNA J TRUST
Property Class: 401		8654 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W LOTS 177 & 178 SAPPHIRE LAKE PLAT 2.

03 COMBO W/177 FOR 04

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

		* Factors *		LOTS 178 & 177		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
C200'@200/	97.00	115.00	1.1983	0.7323	200 100	17,023
97 Actual Front Feet, 0.26 Total Acres						Total Est. Land Value = 17,023

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.18	480	0	0
Metal Prefab	15.08	120	50	905
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,855

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1975

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1344 SF Floor Area = 1344 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	960		
1 Story	Siding	Basement	384		
Total:				169,588	110,233

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770
3 Fixture Bath	1	3,721	2,419

Deck

Treated Wood	220	4,154	2,700
Treated Wood	72	2,016	1,310

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	480	18,926	12,302
Common Wall: 1 Wall	1	-2,421	-1,574

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 100 Feet	1	5,415	3,520

Built-Ins

Appliance Allow.	1	1,897	1,233

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 205,781 133,758

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 164,522

2026 Est. T.C.V. 009-600-178-00 = 183,400

Est. TCV/Total Floor Area = 136.46

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
79,800	79,800	79,800	53,860	2.70

Parcel Number: 009-600-178-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	11,900	0	0	1,454	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	91,700	91,700	91,700	55,314	55,314	55,314

009-600-179-00	2026 Est. T.C.V.	PRANGLEY JEAN L
Property Class: 401		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W LOT 179 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	115.00	1.4142	0.7323	200	100		10,356
50 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	10,356

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.60	84	0	0
D/W/P: Crushed Rock	2.10	240	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1	Single Family	GRG	Cls CD	Blt 1976

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	16,451	11,516

Totals:	16,451	11,516

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 14,165

2026 Est. T.C.V. 009-600-179-00 = 25,471

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/27/2024 for 283,163

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
12,100	12,100	12,100	12,100	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	600	0	326	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,700	12,700	12,700	12,426	12,426	0	

009-600-180-00	2026 Est. T.C.V.	BURKE ARTHUR R & SUZANNE S
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 180 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	115.00	1.4142	0.7323	200	100		10,356
50 Actual Front Feet, 0.13 Total Acres					Total Est.		Land Value =	10,356

2026 Est. T.C.V. 009-600-180-00 = 10,356

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,200	5,200	5,200	3,355	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	90	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,200	5,200	5,200	3,445	3,445	0	

009-600-181-00	2026 Est. T.C.V.	BURKE ARTHUR R & SUZANNE S
Property Class: 401		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 181 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	115.00	1.4142	0.7323	200	100		10,356
50 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	10,356

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	70	50	202
Total Estimated Land Improvements True Cash Value =				202

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1974

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	308	10,888	7,622

Totals:	10,888	7,622

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 9,375

2026 Est. T.C.V. 009-600-181-00	=	19,933

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
9,600	9,600	9,600	7,397	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	400	0	0	199	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,000	10,000	10,000	7,596	7,596	0	

009-600-182-00	2026 Est. T.C.V.	HARWOOD CHESTER & LINDA
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 182 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	115.00	1.4142	0.7323	200	100		10,356
50 Actual Front Feet, 0.13 Total Acres					Total Est.		Land Value =	10,356

2026 Est. T.C.V. 009-600-182-00 = 10,356

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,200	5,200	5,200	3,355	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	90	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,200	5,200	5,200	3,445	3,445	0	

009-600-183-00	2026 Est. T.C.V.	HARWOOD CHESTER & LINDA
Property Class: 401		8602 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 183 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	65.00	115.00	1.3244	0.7323	200	100		12,608
65 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	12,608

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	112	66	426
Total Estimated Land Improvements			True Cash Value =	426

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1961

(11) Heating System: Electric Wall Heat

Ground Area = 780 SF Floor Area = 780 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	780		
			Total:	90,480	58,812

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	642

Porches

CSEP (1 Story)	144	5,520	3,588
CCP (1 Story)	216	4,925	3,201

Water/Sewer

Public Sewer	1	1,152	749
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,607	1,045

Fireplaces

Exterior 1 Story	1	4,873	3,167

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	112,889	73,378

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 90,255

2026 Est. T.C.V. 009-600-183-00 = 103,289

Est. TCV/Total Floor Area = 132.42, Most recent sale 08/01/2008 for 125,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
44,600	44,600	44,600	27,944	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	7,000	0	0	754	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
51,600	51,600	51,600	28,698	28,698	0	

009-600-184-00	2026 Est. T.C.V.	ZUIDERVEEN MARY H TRUST
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 184 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	58.00	100.00	1.3627	0.7071	200	100		11,177
58 Actual Front Feet, 0.13 Total Acres					Total Est.		Land Value =	11,177

2026 Est. T.C.V. 009-600-184-00 = 11,177

Est. TCV/Total Floor Area = 14.33

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,600	5,600	5,600	3,409	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	92	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,600	5,600	5,600	3,501	3,501	3,501	

009-600-185-00	2026 Est. T.C.V.	ZUIDERVEEN MARY H TRUST
Property Class: 401		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 185 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	58.00	102.00	1.3627	0.7106	200	100		11,233
58 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	11,233

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2025

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Deck

w/Roof (Roof portion)	200	3,004	2,974

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	1200	25,428	25,174
No Concrete Floor	1200	-7,188	-7,116

Totals:	21,244	21,032

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 25,869

2026 Est. T.C.V. 009-600-185-00	=	37,102

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,600	5,600	5,600	3,409	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
13,000	0	0	13,000	92	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,600	18,600	18,600	16,501	16,501	16,501	

009-600-186-00	2026 Est. T.C.V.	ZUIDERVEEN MARY H TRUST
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 186 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	58.00	105.00	1.3627	0.7158	200	100		11,315
58 Actual Front Feet, 0.14 Total Acres					Total Est.		Land Value =	11,315

2026 Est. T.C.V. 009-600-186-00 = 11,315

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,700	5,700	5,700	3,409	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	92	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,700	5,700	5,700	3,501	3,501	3,501	

009-600-187-00	2026 Est. T.C.V.	RYAN STEVEN R & CHERYL L NORTHROP
Property Class: 401		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 187 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	69.00	116.00	1.3048	0.7338	200	100		13,214
69 Actual Front Feet, 0.18 Total Acres					Total Est.		Land Value =	13,214

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 2001

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	1040	22,038	16,528

Totals:	22,038	16,528

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 20,329

2026 Est. T.C.V. 009-600-187-00 = 33,543

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/01/2000 for 6,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
15,700	15,700	15,700	11,124	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,100	0	0	300	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,800	16,800	16,800	11,424	11,424	0	

009-600-188-00	2026 Est. T.C.V.	MURPHY KERRIN & JOHNSTON BRENNAN
Property Class: 401		8530 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 10 T22N R8W LOT 188 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	54.00	116.00	1.3873	0.7338	200	100		10,995
54 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	10,995

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1946

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1065 SF Floor Area = 1065 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,065		
			Total:	146,940	95,511

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Deck

Treated Wood	32	1,353	879
Treated Wood	220	4,255	2,766

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Common Wall: 1 Wall	1	-2,589	-1,683
Base Cost	165	9,181	5,968

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 168,084 109,254

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 134,382

2026 Est. T.C.V. 009-600-188-00 = 145,377

Est. TCV/Total Floor Area = 136.50, Most recent sale 04/24/2023 for 175,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
62,600	62,600	62,600	62,600	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	10,100	0	0	1,690	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
72,700	72,700	72,700	64,290	64,290	64,290

009-600-189-00	2026 Est. T.C.V.	BRADY THOMAS K & JOANNE M
Property Class: 401		8520 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 10 T22N R8W LOT 189 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	54.00	116.00	1.3873	0.7338	200	100		10,995
54 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	10,995

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.60	1000	50	3,300
Total Estimated Land Improvements			True Cash Value =	3,300

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1975

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	424	13,242	8,607

Deck

w/Roof (Roof portion)	144	2,265	1,472

Totals:	15,507	10,079

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 12,397

2026 Est. T.C.V. 009-600-189-00 = 26,692

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/20/2018 for 17,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
12,800	12,800	12,800	7,277	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	196	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,300	13,300	13,300	7,473	7,473	0	

009-600-190-00	2026 Est. T.C.V.	KLAFT CRYSTAL & RINDLISBACHER TREVO
Property Class: 401		8510 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 10 T22N R8W LOT 190 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	54.00	116.00	1.3873	0.7338	200	100		10,995
54 Actual Front Feet, 0.14 Total Acres								10,995
Total Est. Land Value =								10,995

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.46	180	50	2,291
Wood Frame	29.49	96	50	1,415
Total Estimated Land Improvements True Cash Value =				3,706

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1969

(11) Heating System: Forced Air w/ Ducts

Ground Area = 720 SF Floor Area = 720 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	720		
Total:				103,059	66,988

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Deck

Treated Wood	330	5,544	3,604

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 117,547 76,405

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 93,978

2026 Est. T.C.V. 009-600-190-00 = 108,679

Est. TCV/Total Floor Area = 150.94, Most recent sale 10/28/2022 for 175,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
47,300	47,300	47,300	47,300	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,000	0	0	1,277	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,300	54,300	54,300	48,577	48,577	48,577	

009-600-191-00	2026 Est. T.C.V.	NELSON FAMILY REVOCABLE TRUST
Property Class: 401		8387 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT A SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	66.00	128.00	0.9074	1.0902	1800	100		117,527
66 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	117,527

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1350	0	0
Wood Frame	27.96	120	50	1,677
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements			True Cash Value =	4,052

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1953

(11) Heating System: Forced Heat & Cool
 Ground Area = 1391 SF Floor Area = 1391 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,391		
			Total:	185,532	120,594

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Deck

Treated Wood	187	3,817	2,481
Treated Wood w/Roof (Deck Portion)	64	1,953	1,269
Treated Wood w/Roof (Roof portion)	64	1,212	788
Treated Wood	925	11,785	7,660

Garages

Class: C Exterior: Block Foundation: 42 Inch (Finished)

Base Cost	421	24,153	15,699

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	249,169	161,956

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 275,325

2026 Est. T.C.V. 009-600-191-00 = 396,904

Est. TCV/Total Floor Area = 285.34

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-600-191-00

Page: 2

	171,400	171,400	171,400	114,968	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	27,100	0	0	3,104	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	198,500	198,500	198,500	118,072	118,072	0

009-600-192-00	2026 Est. T.C.V.	NELSON FAMILY REVOCABLE TRUST
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

WOLCOTT PARK. SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	167.40	78.06	0.6551	0.9170	1800	100		181,014
167 Actual Front Feet,	0.30	Total Acres			Total Est.		Land Value =	181,014

2026 Est. T.C.V. 009-600-192-00 = 181,014

Est. TCV/Total Floor Area = 130.13, Most recent sale 08/01/1999 for 75,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
80,500	80,500	80,500	25,961	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	10,000	0	700	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,500	90,500	90,500	26,661	26,661	0	

009-600-193-00	2026 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

ENGEL PARK. SAPPHIRE LAKE PLAT 2. VACATED BY CIRCUIT COURT L161P242 ON
12/6/1963

REMAINDER OF NORTH PART OF ENGEL PARK AFTER SPLITS:

SPLIT ON 12/03/2011 INTO 009-600-193-11, 009-600-193-85, 009-600-193-65,
009-600-193-45, 009-600-193-25;

Split/Comb. on 12/03/2011 completed 12/03/2011 TIM SPLIT ;
Parent Parcel(s): 009-600-193-00;
Child Parcel(s): 009-600-193-11, 009-600-193-85, 009-600-193-65, 009-600-193-45,
009-600-193-25;

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B200'@1600/	15.00	7.00	1.3512	0.0547	1600	100		1,774
		0.00	Total Acres		Total Est.		Land Value =	1,774

2026 Est. T.C.V. 009-600-193-00 = 1,774

Est. TCV/Total Floor Area = 1.28, Most recent sale 09/09/2011 for 3,267

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
900	900	900	649	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	17	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
900	900	900	666	666	0	

009-600-193-11	2026 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

ENGEL PARK. SAPPHIRE LAKE PLAT 2. VACATED BY CIRCUIT COURT L161P242 ON
12/6/1963

Split on 12/03/2011 from 009-600-193-00;

Split/Comb. on 12/03/2011 completed 12/03/2011 TIM SPLIT ;
Parent Parcel(s): 009-600-193-00;
Child Parcel(s): 009-600-193-11, 009-600-193-85, 009-600-193-65, 009-600-193-45,
009-600-193-25;

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B200'@1600/	15.00	7.00	1.3512	10.0499	1600	100	PRT OF SIDEWALK	1,618
		0.00	Total Acres		Total Est.		Land Value =	1,618

2026 Est. T.C.V. 009-600-193-11 = 1,618

Est. TCV/Total Floor Area = 1.16

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
800	800	800	468	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	12	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
800	800	800	480	480	0	

009-600-193-65
 Property Class: 402
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

CAVANAUGH JAMES & WINEGAR MARY
 W SAPPHIRE AVE
 LAKE CITY, MI 49651

PARCEL OF LAND SITUATED SOUTHEASTERLY OF AND ADJACENT TO LOT 104, SAPPHIRE LAKE PLAT NO.2, SECTION 10, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN AND DESCRIBED AS BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 104, THENCE S47°48'38"W 77.38 FEET, THENCE S87°47'43"W 69.28 FEET, THENCE N41°45'44"E 125.54 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 104, THENCE S48°09'43"E 49.93 FEET TO THE POINT OF BEGINNING. CONTAINING 0.12 ACRES MORE OR LESS. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

2011- ENGEL PARK. SAPPHIRE LAKE PLAT 2. VACATED BY CIRCUIT COURT L161P242 ON 12/6/1963
 SPLIT ON 12/03/2011 FROM 009-600-193-00;

Split/Comb. on 12/03/2011 completed 12/03/2011 TIM SPLIT ;
 Parent Parcel(s): 009-600-193-00;
 Child Parcel(s): 009-600-193-11, 009-600-193-85, 009-600-193-65, 009-600-193-45, 009-600-193-25;

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	107.46	1.0000	1.0255	1800	20	PRT OF ABAND SIDEWALK	18,459
50 Actual Front Feet, 0.12 Total Acres					Total Est.		Land Value =	18,459

2026 Est. T.C.V. 009-600-193-65 = 18,459

Est. TCV/Total Floor Area = 13.27, Most recent sale 09/09/2011 for 3,267

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
8,200	8,200	8,200	1,927	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,000	0	0	52
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-
9,200	9,200	9,200	1,979	1,979
				PRE/MBT
				1,979

009-620-001-00	2026 Est. T.C.V.	ADLER KELLY M
Property Class: 401		7870 W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W W 75 FT OF LOT 1, ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF.
L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	75.00	85.00	1.1059	0.6909	5000	100		286,532
75 Actual Front Feet, 0.15 Total Acres								286,532
Total Est. Land Value =								286,532

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	420	0	0
D/W/P: 4in Ren. Conc.	8.17	480	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2018

(11) Heating System: Forced Heat & Cool
Ground Area = 1316 SF Floor Area = 1316 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,316		
Total:				223,089	207,442

Other Additions/Adjustments

Recreation Room	1316	24,965	12,482

Plumbing

Average Fixture(s)	1	1,422	1,322
3 Fixture Bath	1	4,478	4,165
2 Fixture Bath	1	2,996	2,786

Porches

WCP (1 Story)	48	3,193	2,969

Deck

Treated Wood	48	1,667	1,550
Composite	622	9,430	8,770

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	504	21,864	20,334
Common Wall: 1 Wall	1	-2,589	-2,408
Door Opener	1	527	490

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	320	16,278	15,139
Common Wall: 1 Wall	1	-2,589	-2,408

Water/Sewer

Public Sewer	1	1,465	1,362
Water Well, 100 Feet	1	5,734	5,333

Local Cost Items

GENERATOR	1	1	1	*95% Good

Totals:	311,931	279,329

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 474,859

Parcel Number: 009-620-001-00

Page: 2

2026 Est. T.C.V. 009-620-001-00	=	766,141
Est. TCV/Total Floor Area = 582.17		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
346,000 346,000 346,000	225,634	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 37,100 0	0	6,092 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
383,100 383,100 383,100	231,726	231,726 231,726

009-620-001-20	2026 Est. T.C.V.	LAURIE CARL & BRITTANY E
Property Class: 401		7856 W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W BEG ON N LOT LINE 191 FT FR NE COR TH NW'LY ALONG LOT LINE 75 FT S'LY PAR TO W LOT LINE TO S LOT LINE SE'LY ON LOT LINE 65 FT N'LY TO POB LOT 1, ALSO ADJ BEACH AREA. SILVER BEACH BLUFF. L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	75.00	85.00	1.1059	0.6909	5000	100		286,532
75 Actual Front Feet, 0.15 Total Acres								Total Est. Land Value = 286,532

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.02	84	94	1,976

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,926

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1960

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1198 SF Floor Area = 1402 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.25 Story	Siding	Crawl Space	814			
1 Story	Siding	Crawl Space	384			
Total:				144,515	97,559	*87% Good

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	18,657	11,194
Common Wall: 1 Wall	1	-2,227	-1,336

Water/Sewer

Public Sewer	1	1,152	691
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,607	964

Fireplaces

Exterior 1 Story	1	4,873	2,924

Porches

CGEP (1 Story)	20	1,881	1,129

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 174,790 115,724

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 196,731

2026 Est. T.C.V. 009-620-001-20 = 486,189

Est. TCV/Total Floor Area = 346.78, Most recent sale 08/12/2021 for 300,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-620-001-20

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	219,200	219,200	219,200	162,382	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	23,900	0	0	4,384	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	243,100	243,100	243,100	166,766	166,766	0

009-620-001-40	2026 Est. T.C.V.	PASSENGER DON & JANESE
Property Class: 401		7842 W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W BEG ON N LOT LINE 116 FT FR NE COR TH NW'LY ON LOT LINE 75 FT S'LY TO A PT ON S LOT LINE 150 FT FR SE COR SE'LY ON LOT LINE 75 FT N'LY TO POB LOT 1, ALSO ADJ BEACH AREA. SILVER BEACH BLUFF. L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	75.00	85.00	1.1059	0.6909	5000	100	286,532
75 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value = 286,532

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	63	0	0
Wood Frame	31.57	84	94	2,493

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,443

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1104 SF Floor Area = 1752 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	384		
2 Story	Siding	Crawl Space	384		
1 Story	Siding	Crawl Space	60		
2 Story	Siding	Crawl Space	60		
1 Story	Siding	Basement	108		
2 Story	Siding	Basement	108		
			Total:	221,606	155,124

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Deck

Treated Wood	315	5,377	3,764
Treated Wood	93	2,375	1,662
Treated Wood	192	3,882	2,717

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	440	17,794	12,456

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Exterior 1 Story	1	6,387	4,471

Local Cost Items

GENERATOR	1	1	1	*95% Good
SANITARY SEWER	1	0	0	*84% Good

Parcel Number: 009-620-001-40

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 Totals: 273,234 191,263

Notes:

 ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 325,147

2026 Est. T.C.V. 009-620-001-40 = 615,122

Est. TCV/Total Floor Area = 351.10, Most recent sale 08/02/2002 for 262,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
277,900	277,900	277,900	174,967	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	29,700	0	0	4,724	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
307,600	307,600	307,600	179,691	179,691	0	

009-620-001-60	2026 Est. T.C.V.	VELDHEER JAMES D & MARYANNE M
Property Class: 401		7812 W FOREST DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 11 T22N R8W BEG ON N LOT LINE 41 FT FR NE COR TH NW'LY ON LOT LINE 75 FT S'LY TO A PT ON S LOT LINE 75 FT FR SE COR SE'LY TO SE COR N'LY TO POB LOT 1, ALSO ADJ BEACH AREA. SILVER BEACH BLUFF. L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	75.00	85.00	1.1059	0.6909	5000	100		286,532
75 Actual Front Feet, 0.15 Total Acres								Total Est. Land Value = 286,532

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	46.97	600	0	0
D/W/P: Patio Blocks	15.58	52	0	0
D/W/P: 4in Ren. Conc.	8.17	651	0	0
Wood Frame	27.96	120	94	3,154

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				8,154

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 5 Blt 1978

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 896 SF Floor Area = 2180 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	896		
1 Story	Siding	Overhang	388		
Total:				253,870	190,403

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Porches

CGEP (1 Story)	120	9,235	6,926
CPP	120	2,490	1,867

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	528	22,551	16,913
Common Wall: 1 Wall	1	-2,589	-1,942

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 100 Feet	1	5,734	4,300

Built-Ins

Appliance Allow.	1	2,713	2,035

Deck

Composite	1064	16,130	12,097
Treated Wood	20	896	672

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 318,395 238,794

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 405,950

2026 Est. T.C.V. 009-620-001-60 = 700,636
 Est. TCV/Total Floor Area = 321.39, Most recent sale 09/01/2004 for 265,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
315,900	315,900	315,900	197,100	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
1,400	33,000	0	1,400	5,321	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
350,300	350,300	350,300	203,821	203,821	0	

009-620-001-80	2026 Est. T.C.V.	VANDRIE SUSAN TRUST
Property Class: 401		7808 W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W BEG AT NE COR LOT 1 TH W'LY ON N LINE 41 FT TH S'LY ON STRAIGHT LINE TO SE COR SD LOT TH E'LY ON S LINE TO SE COR LOT 2 TH N'LY ON STRAIGHT LINE TO PT ON N LINE LOT 1 WHICH LIES 34 FT E'LY OF NW COR LOT 2 TH W'LY 34 FT TO BEG. PT OF LOTS 1 & 2, ALSO ADJ BEACH AREA. SILVER BEACH BLUFF. L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	75.00	101.00	1.1059	0.7090	5000	100		294,041
75 Actual Front Feet, 0.17 Total Acres								Total Est. Land Value = 294,041

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	336	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1967

(11) Heating System: Electric Baseboard
 Ground Area = 960 SF Floor Area = 960 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	960		
			Total:	113,912	74,042

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Garages

Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	288	12,920	8,398

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 100 Feet	1	5,415	3,520

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Exterior 1 Story	1	5,597	3,638

Carports

Comp.Shingle	520	7,639	4,965

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	149,865	97,411

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 165,599

2026 Est. T.C.V. 009-620-001-80	=	460,590

Est. TCV/Total Floor Area = 479.78

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
208,700	208,700	208,700	97,805	2.70

Parcel Number: 009-620-001-80

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2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	21,600	0	0	2,640	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	230,300	230,300	230,300	100,445	100,445	0

009-620-002-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WINKLE TOD & SHANNON
7804 W FOREST DR
LAKE CITY, MI 49651

. SEC 11 T22N R8W THAT PART OF LOT 2 E'LY OF A LINE FR A PT ON N LOT LINE 16 FT
FR NE COR TO SE COR ALL OF LOT 3 & W'LY 1/2 OF LOT 4, ALSO ADJ BEACH AREA.
SILVER BIRCH BLUFF. L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	91.00	95.00	1.0336	0.7025	5000	100		330,374
91 Actual Front Feet,	0.20	Total Acres			Total Est.	Land Value =		330,374

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	3150	50	12,868
Wood Frame	27.96	120	50	1,677
Wood Frame	24.96	192	50	2,396
Total Estimated Land Improvements True Cash Value =				16,941

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 5 Blt 2025

(11) Heating System: Forced Heat & Cool
Ground Area = 1596 SF Floor Area = 3540 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost	New	Depr.	Cost
2 Story	Siding	Basement	1,224				
2 Story	Siding	Crawl Space	180				
1 Story	Siding	Basement	192				
1 Story	Siding	Overhang	540				
			Total:	437,507			433,096

Other Additions/Adjustments

Recreation Room	1416	26,862	26,593

Exterior			
Stone Veneer	40	1,463	1,448

Basement, Outside Entrance, Above Grade	1	1,980	1,960

Plumbing

Average Fixture(s)	1	1,422	1,408
3 Fixture Bath	3	13,434	13,300
2 Fixture Bath	1	2,996	2,966

Porches

CCP (2 Story)	240	7,896	7,817
CCP (1 Story)	24	1,185	1,173

Deck

Treated Wood	364	5,911	5,852

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	756	35,003	34,653
Common Wall: 1 Wall	1	-2,589	-2,563
Door Opener	2	1,054	1,043

Water/Sewer

Public Sewer	1	1,465	1,450
Water Well, 200 Feet	1	10,565	10,459

Built-Ins

Appliance Allow.	1	2,713	2,686

Parcel Number: 009-620-002-00

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Fireplaces

Direct-Vented Gas	2	5,927	5,868

Totals:	554,794	549,209

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 933,655

2026 Est. T.C.V. 009-620-002-00 = 1,280,970

Est. TCV/Total Floor Area = 361.86, Most recent sale 08/28/2023 for 430,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
488,000	488,000	488,000	436,455	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
112,900	39,600	0	112,900	11,784	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
640,500	640,500	640,500	561,139	561,139	0

009-620-004-00	2026 Est. T.C.V.	PECKHAM DANIEL C
Property Class: 401		7800 W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W E 1/2 OF LOT 4 & LOT 5 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA
L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	75.00	100.00	1.1059	0.7079	5000	100		293,603
75 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	293,603

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	700	50	2,303
Total Estimated Land Improvements				2,303

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 2006

(11) Heating System: Forced Heat & Cool
Ground Area = 1872 SF Floor Area = 1872 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,872		
			Total:	309,708	247,782

Other Additions/Adjustments

Recreation Room	1872	35,512	17,756

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	2	8,956	7,165
2 Fixture Bath	1	2,996	2,397

Garages

Class: D Exterior: Pole (Unfinished)			
Base Cost	672	13,924	11,139
Class: C Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	240	12,377	9,902

Water/Sewer

Public Sewer	1	1,465	1,172
Water Well, 50 Feet	1	3,344	2,675

Built-Ins

Appliance Allow.	1	2,713	2,170

Breezeways

Frame Wall	120	6,298	6,172	*98% Good

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 398,715 309,468

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 526,096

2026 Est. T.C.V. 009-620-004-00 = 822,002

Est. TCV/Total Floor Area = 439.10, Most recent sale 11/03/2016 for 460,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
369,400	369,400	369,400	283,242	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	41,600	0	0	7,647	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

411,000	411,000	411,000	290,889	290,889	290,889

009-620-006-00	2026 Est. T.C.V.	MARCUS BRIAN G & ELIZABETH
Property Class: 401		7794 W FOREST DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 11 T22N R8W LOTS 6 & 7 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA L196P966
JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	100.00	100.00	1.0000	0.7079	5000	100		353,973
100 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	353,973

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	120	50	395
D/W/P: 4in Concrete	6.96	444	50	1,545
D/W/P: 4in Ren. Conc.	8.17	1549	50	6,327
Wood Frame	29.49	96	50	1,415
Total Estimated Land Improvements True Cash Value =				9,682

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1965

(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Block Foundation: 42 Inch (Unfinished)

Base Cost	240	13,618	8,852

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	13,618	8,852

Notes: BOAT HOUSE AT WATER

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.300 => TCV: 11,508

Cost Est. for Res. Bldg: 2 Single Family 1S Cls C 5 Blt 2025

(11) Heating System: Forced Heat & Cool
Ground Area = 1787 SF Floor Area = 1787 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,787		
			Total:	283,638	280,785

Other Additions/Adjustments

Exterior

Stone Veneer	165	6,036	5,976

Plumbing

Average Fixture(s)	1	1,422	1,408
3 Fixture Bath	2	8,956	8,866

Porches

CCP (1 Story)	45	1,457	1,442

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Parcel Number: 009-620-006-00

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Base Cost	840	37,766	37,388	
Common Wall: 1 Wall	1	-2,589	-2,563	
Door Opener	2	1,054	1,043	
Water/Sewer				
Public Sewer	1	1,465	1,450	
Water Well, 200 Feet	1	10,565	10,459	
Built-Ins				
Appliance Allow.	1	2,713	2,686	
Local Cost Items				
GENERATOR	1	1	1	*100% Good
Totals:		352,484	348,941	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 593,200

2026 Est. T.C.V. 009-620-006-00						=	968,363
Est. TCV/Total Floor Area = 541.89, Most recent sale 08/16/2009 for 245,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
380,000	380,000	380,000	287,924	2.70			
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
82,500	21,700	0	82,500	7,773	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
484,200	484,200	484,200	378,197	378,197	378,197		

009-620-008-00	2026 Est. T.C.V.	CLEARY LAWRENCE E & CHRISTINE
Property Class: 401		7764 W FOREST DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 11 T22N R8W LOT 8 SILVER BIRCH BLUFF. L196P966 JUDGMENT SUBJECT TO
EASEMENT FOR BEACH PURPOSES

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	53	0	0
Wood Frame	29.97	48	94	1,353
Wood Frame	23.38	96	94	2,109

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				4,412

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1950

(11) Heating System: Space Heater

Ground Area = 720 SF Floor Area = 720 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	720		
			Total:	81,941	45,067

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Water/Sewer

Public Sewer	1	1,152	634
Water Well, 50 Feet	1	3,344	1,839

Built-Ins

Appliance Allow.	1	1,607	884

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 89,032 48,967

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 83,245

2026 Est. T.C.V. 009-620-008-00 = 327,657

Est. TCV/Total Floor Area = 455.08, Most recent sale 08/01/2001 for 165,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
164,100	164,100	164,100	83,872	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	-300	0	0	2,264	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
163,800	163,800	163,800	86,136	86,136	0	

009-620-009-00	2026 Est. T.C.V.	MCLEOD ALAN R & VALERIE
Property Class: 401		7750 W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 9 & 10 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA L196P966
JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	100.00	100.00	1.0000	0.7079	5000	100		353,973
100 Actual Front Feet, 0.23 Total Acres								
Total Est. Land Value =								353,973

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	13.08	24	61	192
Total Estimated Land Improvements True Cash Value =				192

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1944

(11) Heating System: Forced Air w/ Ducts
Ground Area = 640 SF Floor Area = 640 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	640		
Total:				76,058	45,635

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Porches

CGEP (1 Story)	96	6,202	3,721

Water/Sewer

Public Sewer	1	1,152	691
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,607	964

Garages

Class: D Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost	200	8,732	5,239

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	98,083	58,849

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 100,043

2026 Est. T.C.V. 009-620-009-00 = 454,208

Est. TCV/Total Floor Area = 709.70, Most recent sale 10/26/2018 for 270,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
221,700	221,700	221,700	142,788	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,400	0	0	3,855	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
227,100	227,100	227,100	146,643	146,643	0	

009-620-011-00	2026 Est. T.C.V.	VANDRIE IRENE J
Property Class: 401		7728 W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 11 & W 10 FT OF LOT 12 ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF. L196P966
JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES

01 SPLIT 34' TO 012-00 FOR 02
NEW GRG FOR 03

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	60.00	100.00	0.9382	1.0000	4800	100		270,196
60 Actual Front Feet, 0.14 Total Acres								Total Est. Land Value = 270,196

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	156	50	543
D/W/P: 3.5 Concrete	6.58	100	50	329
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,822

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1960

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1700 SF Floor Area = 1700 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,436			
1 Story	Siding	Crawl Space	264			*97% Good
Total:				222,340	155,291	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Porches

CCP (1 Story)	100	2,954	1,920

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	560	23,470	15,255
Storage Over Garage	375	4,965	3,227
Door Opener	1	527	343
Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	280	12,723	8,270

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 284,154 195,469

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 332,297

2026 Est. T.C.V. 009-620-011-00 = 604,315
 Est. TCV/Total Floor Area = 355.48, Most recent sale 09/01/2001 for 150,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
291,200	291,200	291,200	167,068	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,000	0	0	4,510	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
302,200	302,200	302,200	171,578	171,578	171,578	

009-620-012-00	2026 Est. T.C.V.	VANDRIE IRENE
Property Class: 402		W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 12 EXC W 10 FT THOF ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF. L196P966
JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES

01 SPLIT FROM 011-00 FOR 02

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	34.00	100.00	1.1445	0.9112	4800	100		170,203
		0.08	Total Acres		Total Est.		Land Value =	170,203

2026 Est. T.C.V. 009-620-012-00 = 170,203

Est. TCV/Total Floor Area = 100.12

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
88,600	88,600	88,600	43,641	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	-3,500	0	0	1,178	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
85,100	85,100	85,100	44,819	44,819	44,819	

009-620-013-00	2026 Est. T.C.V.	MORGAN COURTNEY E
Property Class: 401		7710 W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 13 ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF. L196P966
JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	44.00	100.00	1.0458	1.0000	4800	100		220,864
44 Actual Front Feet, 0.10 Total Acres								220,864

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	72	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 10 Blt 1948

(11) Heating System: Forced Air w/ Ducts
Ground Area = 844 SF Floor Area = 1312 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	624		
1 Story	Siding	Crawl Space	220		
Total:				195,561	127,112

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

WPP	200	4,818	3,132
CGEP (1 Story)	35	4,136	2,688

Deck

Treated Wood	496	7,242	4,707

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	576	21,479	13,961
Door Opener	1	527	343
Class: C Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	128	6,559	4,263

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	258,979	168,333

Notes:

Parcel Number: 009-620-013-00

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ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 286,166

2026 Est. T.C.V. 009-620-013-00	=	507,980
Est. TCV/Total Floor Area = 387.18		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
243,500 243,500 243,500	106,875	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 10,500 0	0	2,885 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
254,000 254,000 254,000	109,760	109,760 0

009-620-014-00	2026 Est. T.C.V.	PALLAY DAVID & SHARON
Property Class: 401		7686 W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 14 & 15 ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF.
L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	100.00	100.00	1.0000	0.7079	5000	100		353,973
100 Actual Front Feet, 0.23 Total Acres								353,973
Total Est. Land Value =								353,973

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	960	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1940

(11) Heating System: Forced Heat & Cool
Ground Area = 1366 SF Floor Area = 1366 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,366		
Total:				179,098	116,431

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Deck

Treated Wood	114	2,730	1,774

Garages

Class: C Exterior: Block Foundation: 42 Inch (Unfinished)

Base Cost	240	14,414	9,369

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals: 211,573 137,539

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 233,816

2026 Est. T.C.V. 009-620-014-00 = 588,739

Est. TCV/Total Floor Area = 430.99, Most recent sale 07/01/2001 for 250,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
282,500	282,500	282,500	160,234	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,900	0	4,326	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

294,400	294,400	294,400	164,560	164,560	0

009-620-016-00	2026 Est. T.C.V.	HUNT BAZIL L
Property Class: 401		7678 W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 16 ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF. L196P966
JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres								
Total Est. Land Value =								240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1200	0	0
D/W/P: 4in Ren. Conc.	8.17	512	0	0
D/W/P: 3.5 Concrete	6.58	66	0	0
Wood Frame	25.96	168	94	4,099

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				8,849

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 10 Blt 2002

(11) Heating System: Forced Heat & Cool
Ground Area = 1328 SF Floor Area = 2624 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,328		
1 Story	Siding	Overhang	300		
Total:				368,311	294,653

Other Additions/Adjustments

Recreation Room	1000	18,970	15,176
Exterior			
Stone Veneer	160	5,853	4,682
Basement, Outside Entrance, Below Grade	2	5,454	4,363
Plumbing			
Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	2	8,956	7,165
Porches			
CCP (1 Story)	68	2,097	1,678
WPP	512	9,093	7,274
Deck			
Treated Wood	202	4,012	3,210
Treated Wood	132	3,040	2,432
Treated Wood	92	2,363	1,890
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	480	25,330	20,264
Common Wall: 1 Wall	1	-2,589	-2,071
Door Opener	1	527	422
Water/Sewer			
Public Sewer	1	1,465	1,172
Water Well, 100 Feet	1	5,734	4,587

Built-Ins

Parcel Number: 009-620-016-00

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Appliance Allow.	1	2,713	2,170	
Fireplaces				
2nd on Same Stack	1	4,280	3,424	
Prefab 2 Story	1	3,109	2,487	
Direct-Vented Gas	1	2,963	2,370	
Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Totals:		473,103	378,486	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 643,426

2026 Est. T.C.V. 009-620-016-00						=	892,275
Est. TCV/Total Floor Area = 340.04, Most recent sale 12/19/2013 for 450,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
418,400	418,400	418,400	279,587	2.70			
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	27,700	0	7,548	0			
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
446,100	446,100	446,100	287,135	287,135	0		

009-620-017-00	2026 Est. T.C.V.	MOULTON CRAIG A
Property Class: 401		7670 W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 17 & 18 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA L196P966
JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

		* Factors *		LOTS 17 & 18		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
B100'@5000/FF	100.00	100.00	1.0000	0.7079	5000 100	353,973
100 Actual Front Feet, 0.23 Total Acres						353,973
Total Est. Land Value =						353,973

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	680	0	0
D/W/P: Brick on Sand	18.00	459	0	0
Wood Frame	23.80	280	50	3,332
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				8,082

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 10 Blt 1990

(11) Heating System: Forced Hot Water
Ground Area = 1485 SF Floor Area = 2157 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	896		
1 Story	Siding	Crawl Space	224		
1 Story	Siding	Crawl Space	365		
Total:				293,334	205,293

Other Additions/Adjustments

Exterior			
Brick Veneer	192	3,180	2,226

Plumbing			
Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135
2 Fixture Bath	1	2,996	2,097

Porches			
CPP	156	3,108	2,176
WPP	242	5,198	3,639

Deck			
Treated Wood	434	6,632	4,642
Treated Wood	325	5,489	3,842

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	624	38,688	27,082
Common Wall: 1 Wall	1	-3,005	-2,103
Door Opener	1	659	461
Class: D Exterior: Pole (Finished)			
Base Cost	280	9,937	6,956

Water/Sewer			
Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014

Built-Ins			
Appliance Allow.	1	2,713	1,899

Parcel Number: 009-620-017-00

Page: 2

Fireplaces

Direct-Vented Gas	1	2,963	2,074

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	384,991	269,453

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 458,070

2026 Est. T.C.V. 009-620-017-00

= 820,125

Est. TCV/Total Floor Area = 380.22

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
387,100	387,100	387,100	257,059	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	23,000	0	6,940	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
410,100	410,100	410,100	263,999	263,999	0

009-620-019-00	2026 Est. T.C.V.	ANDERSON DAVID W
Property Class: 401		7634 W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 19 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA L196P966
JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres								240,000
Total Est. Land Value =								240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1963

(11) Heating System: Wall/Floor Furnace
Ground Area = 864 SF Floor Area = 864 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	864		
Total:				103,190	56,755

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,138	626

Water/Sewer

Public Sewer	1	1,249	687
Water Well, 100 Feet	1	5,200	2,860

Built-Ins

Appliance Allow.	1	1,822	1,002

Fireplaces

Exterior 1 Story	1	5,376	2,957

Garages

Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	180	8,298	4,564

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals: 126,273 69,451

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 118,067

2026 Est. T.C.V. 009-620-019-00 = 359,017

Est. TCV/Total Floor Area = 415.53

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
180,000	180,000	180,000	104,488	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-500	0	0	2,821	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
179,500	179,500	179,500	107,309	107,309	0	

009-620-020-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

ARDIS WILLIAM B & JOAN K
7624 W FOREST DR
LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 20 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA L196P966
JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres								240,000
Total Est. Land Value =								240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1951

(11) Heating System: Forced Air w/ Ducts
Ground Area = 963 SF Floor Area = 963 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	963		
Total:				136,301	88,594

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

CCP (1 Story)	126	3,657	2,377

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 158,615 103,098

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 175,267

2026 Est. T.C.V. 009-620-020-00 = 417,167

Est. TCV/Total Floor Area = 433.20

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
204,500	204,500	204,500	75,249	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,100	0	0	2,031	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
208,600	208,600	208,600	77,280	77,280	0

009-620-021-00	2026 Est. T.C.V.	LEVANDOWSKI RICHARD & LEVANDOWSKI P
Property Class: 401		7620 W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 21 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA L196P966
JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres								
Total Est. Land Value =								240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.26	800	0	0
D/W/P: Patio Blocks	15.58	144	0	0
Wood Frame	24.96	192	50	2,396

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,346

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1968

(11) Heating System: Forced Air w/ Ducts
Ground Area = 908 SF Floor Area = 1369 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	908		
1 Story	Siding	Overhang	461		
Total:				167,255	100,352

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853
3 Fixture Bath	1	4,478	2,687

Porches

CGEP (1 Story)	176	12,024	7,214

Deck

Treated Wood	192	3,882	2,329
Treated Wood	120	2,840	1,704

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	23,910	14,346
Class: C Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	218	11,170	6,702

Water/Sewer

Public Sewer	1	1,465	879
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Interior 1 Story	1	5,235	3,141
Wood Stove	1	2,503	1,502

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 242,241 145,343

Parcel Number: 009-620-021-00

Page: 2

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 247,083

2026 Est. T.C.V. 009-620-021-00	=	490,429
Est. TCV/Total Floor Area = 358.24		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
239,300 239,300 239,300	112,012	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 5,900 0	0	3,024 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
245,200 245,200 245,200	115,036	115,036 115,036

009-620-022-00	2026 Est. T.C.V.	TRAVIS KYLE D & EMILY E TRUST
Property Class: 401		7610 W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 22 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA L196P966
JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres								240,000
Total Est. Land Value =								240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	78	0	0
Wood Frame	24.12	140	94	3,174

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				4,124

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 1972

(11) Heating System: Forced Hot Water

Ground Area = 1086 SF Floor Area = 1384 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	576		
1 Story	Siding	Slab	202		
1.5 Story	Siding	Slab	308		
Total:				193,439	125,732

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	2	8,956	5,821

Porches

WPP	57	2,381	1,548

Deck

Treated Wood	57	1,833	1,191
Treated Wood	346	5,716	3,715
Treated Wood	68	2,011	1,307
Treated Wood	160	3,446	2,240

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 235,503 153,072

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 260,222

Cost Est. for Res. Bldg: 2 Single Family 1S Cls CD Blt 0

(11) Heating System: Wall/Floor Furnace
 Ground Area = 345 SF Floor Area = 345 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	345		
			Total:	44,864	29,162

Other Additions/Adjustments

Deck					
Treated Wood			254	4,562	2,965

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			339	15,150	9,847

Water/Sewer

Public Sewer			1	1,300	845

Totals:				65,876	42,819

Notes: GUEST HOUSE: GARAGE

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 72,792

2026 Est. T.C.V. 009-620-022-00 = 577,138

Est. TCV/Total Floor Area = 333.80, Most recent sale 10/13/2023 for 550,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
278,000	278,000	278,000	254,657	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,600	0	6,875	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
288,600	288,600	288,600	261,532	261,532	0

009-620-023-00	2026 Est. T.C.V.	MORROW RICHARD
Property Class: 401		7600 W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 23 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA L196P966
JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres								
Total Est. Land Value =								240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 1955

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1772 SF Floor Area = 2354 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,190		
2 Story	Siding	Slab	582		
			Total:	307,287	199,725

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

WCP (1 Story)	50	3,258	2,118

Deck

Treated Wood	607	8,261	5,370
Treated Wood	176	3,664	2,382

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	448	18,028	11,718
Class: C Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	324	14,966	9,728

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Unit-in-Place Cost Items

BOAT HOUSE (BY SQ FT)	324	1,228	872	*71% Good

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	376,501	244,789

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 416,141

2026 Est. T.C.V. 009-620-023-00	=	657,091
Est. TCV/Total Floor Area = 279.14		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
313,200 313,200 313,200	151,331	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 15,300 0	0	4,085 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
328,500 328,500 328,500	155,416	155,416 0

009-620-025-00	2026 Est. T.C.V.	HOEWE MICHAEL P & JOAN L
Property Class: 401		7580 W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 24 & 25 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA L196P966
JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	100.00	100.00	1.0000	0.7079	5000	100		353,973
100 Actual Front Feet, 0.23 Total Acres								
Total Est. Land Value =								353,973

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 2007

(11) Heating System: Forced Heat & Cool
Ground Area = 2156 SF Floor Area = 2176 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,156		
1 Story	Siding	Overhang	20		
			Total:	351,739	316,558

Other Additions/Adjustments

Recreation Room	1500	28,455	25,609
Exterior			
Stone Veneer	168	6,145	5,530
Basement, Outside Entrance, Below Grade	1	2,727	2,454
Plumbing			
Average Fixture(s)	1	1,422	1,280
3 Fixture Bath	1	4,478	4,030
2 Fixture Bath	1	2,996	2,696
Porches			
CCP (1 Story)	112	3,282	2,954
Deck			
Treated Wood	516	7,430	6,687

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Common Wall: 1 Wall	1	-2,589	-2,330
Door Opener	2	1,054	949
Base Cost	1080	45,803	41,223

Water/Sewer

Public Sewer	1	1,465	1,318
Water Well, 200 Feet	1	10,565	9,508

Built-Ins

Appliance Allow.	1	2,713	2,442

Local Cost Items

GENERATOR	1	1	1	*100% Good
SANITARY SEWER	1	0	0	*96% Good

Parcel Number: 009-620-025-00

Page: 2

 Totals: 467,686 420,909

Notes:

 ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 715,545

2026 Est. T.C.V. 009-620-025-00 = 1,071,893

Est. TCV/Total Floor Area = 492.60

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
499,500	499,500	499,500	321,230	2.70		
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	36,400	0	0	8,673	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
535,900	535,900	535,900	329,903	329,903	329,903	

009-620-026-00	2026 Est. T.C.V.	WHITACRE TRUST & GRAHAM TRUST
Property Class: 401		7570 W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 11 T22N R8W LOT 26, ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF. 2017-00824 EASE
L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.86	120	73	2,178
Total Estimated Land Improvements				2,178

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1958

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1820 SF Floor Area = 1820 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	572			
1 Story	Siding	Crawl Space	624			*80% Good
1 Story	Siding	Crawl Space	624			*90% Good
		Total:		203,442	166,606	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	948
3 Fixture Bath	1	3,721	2,977

Deck

Treated Wood	240	4,399	3,519	*80% Good

Water/Sewer

Public Sewer	1	1,300	1,040
Water Well, 50 Feet	1	3,344	2,675

Built-Ins

Appliance Allow.	1	1,897	1,518

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 219,288 179,283

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 304,781

2026 Est. T.C.V. 009-620-026-00 = 546,959

Est. TCV/Total Floor Area = 300.53

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
262,000	262,000	262,000	112,408	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	11,500	0	0	3,035	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
273,500	273,500	273,500	115,443	115,443	0	

009-620-027-00	2026 Est. T.C.V.	DREWS KENNETH P & IRENE A
Property Class: 401		7558 W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 27, ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF. 2017-00824
EASE L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	41.00	102.00	1.0719	1.0070	4800	100		212,422
41 Actual Front Feet, 0.10 Total Acres								212,422
Total Est. Land Value =								212,422

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	27.63	128	71	2,511
Total Estimated Land Improvements True Cash Value =				2,511

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 2015

(11) Heating System: Forced Heat & Cool
Ground Area = 1232 SF Floor Area = 1848 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,232		
Total:				237,355	215,966

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,294
3 Fixture Bath	1	4,478	4,075
2 Fixture Bath	1	2,996	2,726

Porches

WPP	301	5,382	4,898
WCP (1 Story)	13	962	875

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	784	35,876	32,647
Storage Over Garage	392	5,190	4,723
Common Wall: 1 Wall	1	-2,589	-2,356
Door Opener	1	527	480

Water/Sewer

Public Sewer	1	1,465	1,333
Water Well, 100 Feet	1	5,734	5,218

Built-Ins

Appliance Allow.	1	2,713	2,469

Fireplaces

Direct-Vented Gas	1	2,963	2,696

Deck

Treated Wood	18	806	733

Totals: 305,280 277,777

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 472,221

2026 Est. T.C.V. 009-620-027-00 = 687,154

Est. TCV/Total Floor Area = 371.84, Most recent sale 08/01/2000 for 164,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
325,300	325,300	325,300	198,766	2.70

Parcel Number: 009-620-027-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	18,300	0	0	5,366	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	343,600	343,600	343,600	204,132	204,132	204,132

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009-620-028-00
Property Class: 401
Map #:
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2026 Est. T.C.V.

LAKE TOWNSHIP

MCDANIEL MARY F REV TRUST
7552 W FOREST DR
Lake City, MI 49651

2013-02365 WD Lot 28, Silver Birch Bluff, according to the plat thereof, and all that part of Section 11, Town 22 North, range 8 West, lying Northerly of Lot 28 of Silver Birch Bluff, between the Easterly and Westerly lot Lines of said Lot 28 extended to the waters edge of Lake Missaukee.

FORMERLY DESCRIBED AS: SEC 11 T22N R8W LOT 28, ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF. L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	41.00	102.00	1.0719	1.0070	4800	100		212,422
41 Actual Front Feet, 0.10 Total Acres					Total Est.		Land Value =	212,422

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	730	50	2,982
Wood Frame	32.26	80	50	1,290
Total Estimated Land Improvements True Cash Value =				4,272

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 5 Blt 2025

(11) Heating System: Forced Heat & Cool
Ground Area = 1840 SF Floor Area = 3718 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,410		
1 Story	Siding	Crawl Space	430		
1 Story	Siding	Overhang	468		
			Total:	438,673	434,282

Other Additions/Adjustments

Exterior			
Stone Veneer	128	4,682	4,635

Plumbing

Average Fixture(s)	1	1,422	1,408
3 Fixture Bath	1	4,478	4,433
2 Fixture Bath	1	2,996	2,966

Porches

CCP (1 Story)	35	1,190	1,178

Deck

Treated Wood	243	4,537	4,492
Treated Wood	324	5,479	5,424

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	624	30,457	30,152
Door Opener	1	527	522

Water/Sewer

Public Sewer	1	1,465	1,450
Water Well, 200 Feet	1	10,565	10,459

Built-Ins

Appliance Allow.	1	2,713	2,686

Fireplaces

Direct-Vented Gas	1	2,963	2,933

Parcel Number: 009-620-028-00

Page: 2

Local Cost Items

GENERATOR

1

1

1

*100% Good

Totals: 512,148 507,021

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 861,936

2026 Est. T.C.V. 009-620-028-00 = 1,078,630

Est. TCV/Total Floor Area = 290.11

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
110,600	110,600	110,600	49,748	2.70		
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
433,100	-4,400	0	433,100	1,343	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
539,300	539,300	539,300	484,191	484,191	0	

009-620-029-00	2026 Est. T.C.V.	LEVINE JERRY & ROBIN
Property Class: 402		7555 W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 29 SILVER BIRCH BLUFF.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 50' @\$1500/	64.00	102.00	0.9402	0.9602	1500	100		86,661
64 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	86,661

2026 Est. T.C.V. 009-620-029-00 = 86,661

Est. TCV/Total Floor Area = 23.31, Most recent sale 06/15/2015 for 85,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
76,500	76,500	76,500	32,595	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	14,300	47,500	0	333	20,239	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,300	43,300	43,300	12,689	12,689	0	

009-620-030-00	2026 Est. T.C.V.	MEEKHOF STEPHAN
Property Class: 401		1850 S DIVISION ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 30 SILVER BIRCH BLUFF.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 50' @\$1500/	50.00	100.00	1.0000	0.9554	1500	100		71,658
50 Actual Front Feet,	0.12	Total Acres			Total Est.	Land Value =		71,658

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	244	0	0
D/W/P: 4in Ren. Conc.	8.17	565	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements	True Cash Value =			2,500

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1972

(11) Heating System: Forced Heat & Cool
 Ground Area = 725 SF Floor Area = 906 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	725		
			Total:	130,481	104,371

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
2 Fixture Bath	1	2,996	2,397

Porches

WGEP (1 Story)	56	6,923	5,538
WCP (1 Story)	160	7,272	5,818
WPP	40	1,978	1,582

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	728	19,059	15,247
Door Opener	1	527	422

Water/Sewer

Public Sewer	1	1,465	1,172
Water Well, 50 Feet	1	3,344	2,675

Built-Ins

Appliance Allow.	1	2,713	2,170

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 178,180 142,530

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 175,312

2026 Est. T.C.V. 009-620-030-00 = 249,470

Est. TCV/Total Floor Area = 275.35, Most recent sale 07/05/2017 for 86,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
113,700	113,700	113,700	67,605	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	11,000	0	1,825	0		

Parcel Number: 009-620-030-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
124,700	124,700	124,700	69,430	69,430	0

009-620-031-00	2026 Est. T.C.V.	MEEKHOF STEPHAN
Property Class: 401		1870 S DIVISION ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 11 T22N R8W LOTS 31,32,33 & 34 SILVER BIRCH BLUFF.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
* Factors * LOTS 31,32,33 & 34

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	174.00	101.00	0.6924	0.9216	500	100	LOTS 31 & 32	55,519
174 Actual Front Feet, 0.40 Total Acres								
Total Est. Land Value =								55,519

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	128	50	369
Total Estimated Land Improvements True Cash Value =				369

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 1967

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	720	19,598	10,779		

Local Cost Items

SANITARY SEWER	1	0	0	*95% Good

Totals: 19,598 10,779

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 13,258

2026 Est. T.C.V. 009-620-031-00 = 69,146

Est. TCV/Total Floor Area = 0.00, Most recent sale 03/14/2024 for 83,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
39,500	39,500	39,500	39,500	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,900	0	-4,900	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
34,600	34,600	34,600	40,566	34,600	0

009-620-035-00	2026 Est. T.C.V.	ORTIZ ISMELDA
Property Class: 401		1871 W POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 35, 36 & 37 SILVER BIRCH BLUFF.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	145.00	102.00	0.7247	0.9239	500	100	LOT 35	48,543
145 Actual Front Feet, 0.34 Total Acres								48,543
Total Est. Land Value =								48,543

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	540	50	1,747
Total Estimated Land Improvements True Cash Value =				1,747

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1978

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1064 SF Floor Area = 1596 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,064		
			Total:	186,443	121,188

Other Additions/Adjustments

Basement Living Area	350	11,477	7,460

Plumbing

Average Fixture(s)	1	1,185	770
3 Fixture Bath	1	3,721	2,419

Porches

WPP	224	4,491	2,919
WCP (1 Story)	456	13,995	9,097

Deck

Treated Wood	336	5,484	3,565

Balcony

Wood Balcony	64	2,554	1,660

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	19,077	12,400

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Exterior 2 Story	1	6,914	4,494

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	261,882	170,224

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 209,376

2026 Est. T.C.V. 009-620-035-00	=	259,666

Parcel Number: 009-620-035-00

Page: 2

 Est. TCV/Total Floor Area = 162.70, Most recent sale 04/27/1990 for 61,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
125,000	125,000	125,000	73,198	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,800	0	0	1,976	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
129,800	129,800	129,800	75,174	75,174	75,174	

009-620-038-00	2026 Est. T.C.V.	GILL KAY L
Property Class: 401		7575 W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 11 T22N R8W LOT 38, 39 & 40. SILVER BIRCH BLUFF.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 50' @\$1500/	147.50	100.00	0.7630	0.9554	1500	100	LOT 38	161,299
148 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	161,299

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	306	50	1,006
Wood Frame	27.96	120	50	1,677
Total Estimated Land Improvements				True Cash Value = 2,683

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1972

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1236 SF Floor Area = 1236 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,236		
			Total:	191,881	134,316

Other Additions/Adjustments

Exterior

Brick Veneer	352	5,829	4,080

Plumbing

Average Fixture(s)	1	1,422	995
2 Fixture Bath	1	2,996	2,097

Porches

CPP	36	1,011	708

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	572	23,801	16,661
Common Wall: 1 Wall	1	-2,589	-1,812
Door Opener	1	527	369

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Interior 1 Story	1	5,235	3,664

Local Cost Items

SANITARY SEWER	1	0	0	*85% Good

Totals:	240,025	168,016

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 206,660

2026 Est. T.C.V. 009-620-038-00 = 370,642

Est. TCV/Total Floor Area = 299.87

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
159,200	159,200	159,200	69,935	2.70

Parcel Number: 009-620-038-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	26,100	0	0	1,888	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	185,300	185,300	185,300	71,823	71,823	71,823

009-620-041-00
 Property Class: 402
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

HOEWE MICHAEL P & JOAN L
 7601 W FOREST DR
 LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 41 & 42 SILVER BIRCH BLUFF.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
 * Factors * LOTS 41 & 42

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 50' @\$1500/	62.00	100.00	0.9476	0.9554	1500	100		84,204
62 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	84,204

2026 Est. T.C.V. 009-620-041-00 = 84,204

Est. TCV/Total Floor Area = 68.13, Most recent sale 06/07/2021 for 220,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
28,100	28,100	28,100	11,366	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	14,000	0	306	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
42,100	42,100	42,100	11,672	11,672 11,672

009-620-043-00
 Property Class: 402
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

HOEWE MICHAEL P & JOAN L
 S POPLAR ST
 LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 43, 44, 45 & 46 SILVER BIRCH BLUFF.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
 * Factors * 4 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	150.00	100.00	0.6564	0.9193	500	100		45,257
C40'@500/FF	65.50	101.00	0.6564	0.9216	500	100		19,811
216 Actual Front Feet, 0.50 Total Acres							Total Est. Land Value =	65,068

2026 Est. T.C.V. 009-620-043-00 = 65,068

Est. TCV/Total Floor Area = 52.64, Most recent sale 06/07/2021 for 220,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
39,000	39,000	39,000	11,366	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-6,500	0	306	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
32,500	32,500	32,500	11,672	11,672 11,672

009-620-047-00
 Property Class: 402
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

HOEWE MICHAEL P & JOAN L
 BIRCH AVE
 LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 47 & 48 SILVER BIRCH BLUFF.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
 * Factors * LOTS 47&48

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	82.00	100.00	0.8357	0.9193	500	100		31,500
82 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	31,500

2026 Est. T.C.V. 009-620-047-00 = 31,500

Est. TCV/Total Floor Area = 25.49, Most recent sale 06/07/2021 for 220,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
18,900	18,900	18,900	5,682	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-3,100	0	153	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,800	15,800	15,800	5,835	5,835	5,835	

009-620-049-00
 Property Class: 402
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

HOEWE MICHAEL P & JOAN L
 BIRCH AVE
 LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 49 & 50 SILVER BIRCH BLUFF.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
 * Factors * LOTS 49 & 50

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	100.00	100.00	0.7953	0.9193	500	100		36,556
100 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	36,556

2026 Est. T.C.V. 009-620-049-00 = 36,556

Est. TCV/Total Floor Area = 29.58, Most recent sale 06/07/2021 for 220,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
21,900	21,900	21,900	5,682	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-3,600	0	153	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
18,300	18,300	18,300	5,835	5,835 5,835

009-620-051-00	2026 Est. T.C.V.	ARDIS WILLIAM ETAL
Property Class: 401		W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W E 1/2 LOTS 51 & 52 SILVER BIRCH BLUFF.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
* Factors * E 1/2 OF LOTS 51 & 52

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	50.00	113.00	0.9457	0.9478	500	100		22,410
50 Actual Front Feet, 0.13 Total Acres								
Total Est. Land Value =								22,410

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	600	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C 5 Blt 2014

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Plumbing

3 Fixture Bath	1	-4,478	-4,030

Porches

CCP (1 Story)	60	1,870	1,683

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	893	32,648	29,383
Door Opener	1	527	474

Totals:	30,567	27,510

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 33,837

2026 Est. T.C.V. 009-620-051-00	=	58,622

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
32,800	32,800	32,800	17,453	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-3,500	0	0	471	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
29,300	29,300	29,300	17,924	17,924	0

009-620-051-50	2026 Est. T.C.V.	ANDERSON DAVID W
Property Class: 401		W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W W 1/2 LOTS 51 & 52 SILVER BIRCH BLUFF.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
* Factors * W 1/2 LOTS 51 & 52

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	50.00	127.00	0.9457	0.9759	500	100		23,074
50 Actual Front Feet, 0.15 Total Acres								
Total Est. Land Value =								23,074

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	29.14	54	72	1,133
Total Estimated Land Improvements True Cash Value =				1,133

2026 Est. T.C.V. 009-620-051-50 = 24,207

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
14,400	14,400	14,400	5,323	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,300	0	0	143	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,100	12,100	12,100	5,466	5,466	0	

009-620-053-00 2026 Est. T.C.V. MOULTON CRAIG A TTEE &
 Property Class: 401 W FOREST DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

W 1/2 OF LOTS 53 THRU 58. SILVER BIRCH BLUFF.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
 * Factors * W1/2 LOTS 53 - 58

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	100.00	100.00	0.7186	0.9193	500	100		33,032
C40'@500/FF	50.00	80.00	0.7186	0.8694	500	100		15,620
150 Actual Front Feet, 0.32 Total Acres Total Est. Land Value =								48,651

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	2002	0	0
Wood Frame	32.26	80	50	1,290

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				6,290

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 10 Blt 2013

(11) Heating System: Forced Heat & Cool
 Ground Area = 0 SF Floor Area = 1121 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Overhang	1121		
Total:				97,280	87,552

Other Additions/Adjustments

Exterior			
Stone Veneer	96	3,512	3,161

Plumbing			
Average Fixture(s)	1	1,422	1,280

Balcony			
Wood Balcony	119	5,198	4,678

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Door Opener	3	1,581	1,423
Base Cost	1121	47,542	42,788
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	400	22,312	20,081
Door Opener	1	527	474

Water/Sewer

Public Sewer	1	1,465	1,318
Water Well, 100 Feet	1	5,734	5,161

Totals: 186,573 167,916

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 206,537

2026 Est. T.C.V. 009-620-053-00 = 261,478

Est. TCV/Total Floor Area = 233.25, Most recent sale 07/01/2005 for 15,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
141,000	141,000	141,000	80,340	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	-10,300	0	0	2,169	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
130,700	130,700	130,700	82,509	82,509	0	

009-620-055-00	2026 Est. T.C.V.	MORROW RICHARD
Property Class: 401		7600 W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

E 1/2 OF LOTS 53 THRU 58. SILVER BIRCH BLUFF.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
* Factors * E1/2 LOTS 53 - 58

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	50.00	302.00	0.9457	1.2119	500	100		28,654
50 Actual Front Feet, 0.35 Total Acres								28,654
Total Est. Land Value =								28,654

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.26	400	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C 5 Blt 2009

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	1800	42,570	38,313

Totals:	42,570	38,313

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 47,125

2026 Est. T.C.V. 009-620-055-00 = 76,729

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
42,700	42,700	42,700	18,718	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-4,300	0	505	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,400	38,400	38,400	19,223	19,223	0	

009-620-059-00	2026 Est. T.C.V.	BYTZ PAUL L & ANNA M
Property Class: 402		MAPLE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 59,60,61 & 62 SILVER BIRCH BLUFF.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors * LOTS 59 - 62

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	209.50	1.1892	0.7687	110	100		10,056
100 Actual Front Feet, 0.48 Total Acres					Total Est.		Land Value =	10,056

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.20	192	50	2,131
Total Estimated Land Improvements True Cash Value =				2,131

2026 Est. T.C.V. 009-620-059-00 = 12,187

Est. TCV/Total Floor Area = 0.00

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	5,200	5,200	5,200	3,103	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	900	0	0	83	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	6,100	6,100	6,100	3,186	3,186	0	

009-620-063-00	2026 Est. T.C.V.	BYTZ PAUL L & ANNA M
Property Class: 401		7685 W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 63 & 64 SILVER BIRCH BLUFF.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
* Factors * LOTS 63 & 64

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 50' @\$1500/	87.83	100.00	0.8686	0.9554	1500	100		109,341
88 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	109,341

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	760	0	0
D/W/P: Asphalt Paving	2.70	450	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D 10 Blt 1999

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1200 SF Floor Area = 1200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,200		
			Total:	140,039	112,028

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	790
3 Fixture Bath	1	3,128	2,502

Porches

CCP (1 Story)	128	3,112	2,490
CGEP (1 Story)	181	9,693	7,754

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	780	20,842	16,674
Common Wall: 1 Wall	1	-1,777	-1,422

Water/Sewer

Public Sewer	1	1,152	922
Water Well, 100 Feet	1	5,150	4,120

Built-Ins

Appliance Allow.	1	1,607	1,286

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals: 183,934 147,144

Notes: FORMERLY A GARAGE - BEDROOMS DOORS NOT CLOSING IN WINTER - SLAB HEAVING

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 180,987

2026 Est. T.C.V. 009-620-063-00 = 291,278

Est. TCV/Total Floor Area = 242.73, Most recent sale 04/01/2002 for 130,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
128,800	128,800	128,800	61,895	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,800	0	1,671	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

145,600

145,600

145,600

63,566

63,566

0

009-620-065-00	2026 Est. T.C.V.	VOELKER PATRICK W & LINDA TRUST
Property Class: 401		W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 65 EXC THE EASTERN PART BEING 37 FT ON THE S SIDE & 33 FT ON THE N SIDE. SILVER BIRCH BLUFF.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	37.00	109.00	1.0197	0.9393	500	90	PRT OF LOT 65	15,948
37 Actual Front Feet, 0.09 Total Acres								Total Est. Land Value = 15,948

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.56	108	72	1,754
Total Estimated Land Improvements True Cash Value =				1,754

2026 Est. T.C.V. 009-620-065-00	=	17,702

Est. TCV/Total Floor Area = 14.75

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
10,400	10,400	10,400	1,892	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,500	0	0	51	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,900	8,900	8,900	1,943	1,943	0	

009-620-065-50	2026 Est. T.C.V.	MORGAN PATRICIA
Property Class: 402		W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W THE EASTERN PART OF LOT 65 BEING 37 FT ON THE S SIDE AND 33 FT ON THE N SIDE. SILVER BIRCH BLUFF.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	35.67	109.00	1.0291	0.9393	500	50	PRT OF LOT 50	8,619
37 Actual Front Feet, 0.09 Total Acres							Total Est. Land Value =	8,619

2026 Est. T.C.V. 009-620-065-50 = 8,619

Est. TCV/Total Floor Area = 7.18

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
5,200	5,200	5,200	1,351	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-900	0	36	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,300	4,300	4,300	1,387	1,387	0

009-620-066-00	2026 Est. T.C.V.	BYTZ PAUL & ANA
Property Class: 402		MAPLE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 66 & 67 SILVER BIRCH BLUFF.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
* Factors * LOTS 66 & 67

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	100.00	100.00	0.7953	0.9193	500	100		36,556
100 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	36,556

2026 Est. T.C.V. 009-620-066-00 = 36,556

Est. TCV/Total Floor Area = 30.46, Most recent sale 07/29/2014 for 38,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
21,900	21,900	21,900	5,071	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-3,600	0	136	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,300	18,300	18,300	5,207	5,207	0	

009-620-068-00	2026 Est. T.C.V.	BYTZ PAUL & ANA
Property Class: 402		MAPLE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 68,69 & 70 SILVER BIRCH BLUFF.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
* Factors * LOTS 68, 69, 70

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	100.00	155.50	0.7953	1.0266	500	100		40,821
100 Actual Front Feet, 0.36 Total Acres								40,821
Total Est. Land Value =								40,821

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	96	50	392
Total Estimated Land Improvements True Cash Value =				392

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2022

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3	Fixture Bath		1	-4,478	-4,344
Garages					
Class: C Exterior: Pole (Unfinished)					
	Base Cost		960	23,434	22,731
	Door Opener		1	527	511
Totals:				19,483	18,898

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 23,245

2026 Est. T.C.V. 009-620-068-00 = 64,458

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
37,300	37,300	37,300	15,680	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-5,100	0	423	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
32,200	32,200	32,200	16,103	16,103	0	

009-620-071-00	2026 Est. T.C.V.	GRUMM BRANDON O
Property Class: 402		S OAK AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 71,72,73 & S 1/2 OF LOT 74 SILVER BIRCH BLUFF.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

LOTS 71-73 & S 1/2 OF 74

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	75.00	100.00	0.7378	0.9193	500	100		25,435
C40'@500/FF	60.00	100.00	0.7378	0.9193	500	100		20,348
135 Actual Front Feet, 0.31 Total Acres								
Total Est. Land Value =								45,783

2026 Est. T.C.V. 009-620-071-00 = 45,783

Est. TCV/Total Floor Area = 0.00, Most recent sale 03/30/2017 for 24,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
27,500	27,500	27,500	9,314	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,600	0	251	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
22,900	22,900	22,900	9,565	9,565	9,565

009-620-075-00	2026 Est. T.C.V.	GRUMM BRANDON O
Property Class: 401		1805 S OAK AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W N 1/2 OF LOT 74 & LOT 75. SILVER BIRCH BLUFF.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	75.00	100.00	0.8546	0.9193	500	100		29,461
75 Actual Front Feet, 0.17 Total Acres								29,461
Total Est. Land Value =								29,461

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Picket, 12-24	20.50	30	0	0
D/W/P: 4in Concrete	6.96	100	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1970

(11) Heating System: Electric Baseboard

Ground Area = 850 SF Floor Area = 850 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	850		
Total:				125,197	87,637

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995

Porches

CGEP (1 Story)	200	13,130	9,191

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	525	24,649	17,254
Common Wall: 1 Wall	1	-2,139	-1,497

Class: C Exterior: Pole (Unfinished)

Base Cost	1008	24,343	17,040

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	2,713	1,899

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 194,124 135,885

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 167,139

2026 Est. T.C.V. 009-620-075-00 = 197,550

Est. TCV/Total Floor Area = 232.41, Most recent sale 03/30/2017 for 125,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
103,400	103,400	103,400	63,233	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	-4,600	0	0	1,707	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

98,800

98,800

98,800

64,940

64,940

64,940

009-620-076-00	2026 Est. T.C.V.	GRUMM BRANDON O
Property Class: 402		W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 76 SILVER BIRCH BLUFF.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	37.00	100.00	1.0782	0.9672	500	100		19,292
37 Actual Front Feet, 0.09 Total Acres							Total Est. Land Value =	19,292

2026 Est. T.C.V. 009-620-076-00 = 19,292

Est. TCV/Total Floor Area = 22.70, Most recent sale 03/30/2017 for 125,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
9,600	9,600	9,600	2,841	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	76	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,600	9,600	9,600	2,917	2,917	2,917	

009-620-077-00	2026 Est. T.C.V.	CLEARY LAWRENCE E & CHRISTINE
Property Class: 402		S OAK AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 77 TO 82 INCL SILVER BIRCH BLUFF.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
 * Factors * 6 LOTS ALONG OAK AVE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	100.00	267.00	0.7953	1.1752	500	100		46,728
100 Actual Front Feet, 0.61 Total Acres							Total Est. Land Value =	46,728

2026 Est. T.C.V. 009-620-077-00 = 46,728

Est. TCV/Total Floor Area = 54.97, Most recent sale 05/01/2001 for 19,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
28,000	28,000	28,000	4,651	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-4,600	0	125	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
23,400	23,400	23,400	4,776	4,776	0	

. SEC 11 T22N R8W LOTS 83,84 & 85 & THAT PART OF LOT 92 LYING E OF A LINE
EXTENDING DUE N FROM NW COR LOT 85 SILVER BIRCH BLUFF.

3 BACK LOTS & PRT 0F 92

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	6,300	6,300	6,300	3,823	3,823	0

009-620-086-00	2026 Est. T.C.V.	ROLKA STEVEN R
Property Class: 402		BIRCH BLUFF
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 86 THRU 91 & THAT PART OF LOT 92 LYING W OF A LINE
EXTENDING DUE N FROM NW COR OF LOT 85 SILVER BIRCH BLUFF.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	100.00	311.00	1.1892	0.9390	110	100		12,284
100 Actual Front Feet,	0.71	Total Acres			Total Est.	Land Value =		12,284

2026 Est. T.C.V. 009-620-086-00 = 12,284

Est. TCV/Total Floor Area = 14.45

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,000	5,000	5,000	3,654	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,100	0	98	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,100	6,100	6,100	3,752	3,752	0	

009-640-020-00	2026 Est. T.C.V.	SILVER MICHAEL E & BONNIE L
Property Class: 401		720 SW OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOTS 20, 21, 22 & 23 & N'LY 1/2 OF VACATED ALLEY LYING S'LY OF LOT 20. SOUTHGATE PLAT 2.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	210.00	289.00	0.7856	1.1987	1900	100		375,736
210 Actual Front Feet, 1.39 Total Acres								375,736
Total Est. Land Value =								375,736

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	46.97	270	0	0
D/W/P: 4in Concrete	6.96	778	0	0
D/W/P: Crushed Rock	2.26	2500	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1948

(11) Heating System: Forced Heat & Cool
 Ground Area = 1736 SF Floor Area = 1906 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,056		
1.25 Story	Siding	Basement	680		
Total:				250,638	162,954

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	1,773
Plumbing			
Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911
Porches			
CGEP (1 Story)	120	9,235	6,003
Deck			
Treated Wood	242	4,525	2,941
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	440	19,950	12,967
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	1	527	343
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	680	24,208	15,735
Class: C Exterior: Pole (Unfinished)			
Base Cost	1200	28,380	18,447
Water/Sewer			
Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174
Built-Ins			
Appliance Allow.	1	2,713	1,763
Fireplaces			
Interior 1 Story	1	5,235	3,403

Parcel Number: 009-640-020-00

Page: 2

Local Cost Items

SANITARY SEWER

1

0

0

*94% Good

Totals: 356,258 231,607

Notes: GEO THERMAL HEATING

ECF (4085 CROOKED LAKE) 1.700 => TCV: 393,732

2026 Est. T.C.V. 009-640-020-00 = 771,843

Est. TCV/Total Floor Area = 404.95, Most recent sale 08/15/2014 for 310,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
295,100	295,100	295,100	196,786	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	90,800	0	5,313	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
385,900	385,900	385,900	202,099	202,099	202,099	

009-640-020-95	2026 Est. T.C.V.	OBRIEN KATHLEEN & STOREMSKI LORI
Property Class: 402		SW OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

S'LY 1/2 OF VACATED ALLEY LYING S OF LOT 20. SOUTHGATE PLAT 2.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	10.00	321.00	1.0000	1.2305	1900	100		23,380
10 Actual Front Feet, 0.07 Total Acres							Total Est. Land Value =	23,380

2026 Est. T.C.V. 009-640-020-95 = 23,380

Est. TCV/Total Floor Area = 12.27

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
8,600	8,600	8,600	5,456	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	3,100	0	0	147	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,700	11,700	11,700	5,603	5,603	0	

009-640-024-00	2026 Est. T.C.V.	GALVIN LUCILLE L
Property Class: 401		690 SW OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 24 & 25 SOUTHGATE PLAT 2.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@ \$1900/FF	100.00	259.00	0.9457	1.1663	1900	100		209,565
100 Actual Front Feet, 0.59 Total Acres							Total Est. Land Value =	209,565

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.92	72	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1958

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1044 SF Floor Area = 1044 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,044		
			Total:	123,874	74,324

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,138	683

Deck

Treated Wood	384	5,748	3,449

Garages

Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost	576	19,434	11,660

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	672	20,483	12,290

Water/Sewer

Public Sewer	1	1,249	749

Water Well, 100 Feet	1	5,200	3,120

Built-Ins

Appliance Allow.	1	1,822	1,093

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 178,948 107,368

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 182,526

2026 Est. T.C.V. 009-640-024-00 = 393,041

Est. TCV/Total Floor Area = 376.48

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
152,200	152,200	152,200	92,861	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	44,300	0	0	2,507	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
196,500	196,500	196,500	95,368	95,368	0	

009-640-026-00	2026 Est. T.C.V.	LANDRIS TRUST
Property Class: 401		670 SW OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 26 & 27 SOUTHGATE PLAT 2.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@1900/FF	100.00	239.00	0.9457	1.1431	1900	100		205,397
100 Actual Front Feet, 0.55 Total Acres							Total Est. Land Value =	205,397

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	327	50	1,076
Total Estimated Land Improvements			True Cash Value =	1,076

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1971

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1726 SF Floor Area = 1726 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,726		
			Total:	225,190	146,373

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Porches

CCP (1 Story)	48	1,531	995

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	720	25,214	16,389

Water/Sewer

Public Sewer	1	1,465	952

Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	269,656	175,275

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 297,968

2026 Est. T.C.V. 009-640-026-00	=	504,441

Est. TCV/Total Floor Area = 292.26

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
193,500	193,500	193,500	126,966	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	58,700	0	0	3,428	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
252,200	252,200	252,200	130,394	130,394	130,394	

009-640-028-00	2026 Est. T.C.V.	SHANAVER THOMAS E & ROSE M
Property Class: 401		660 SW OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 28 & 29 SOUTHGATE PLAT 2.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@1900/FF	100.00	227.00	0.9457	1.1284	1900	100		202,769
100 Actual Front Feet, 0.52 Total Acres							Total Est. Land Value =	202,769

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	760	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1968

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1492 SF Floor Area = 1492 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,492		
			Total:	173,437	104,062

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711
2 Fixture Bath	1	2,502	1,501

Deck

Treated Wood	192	3,792	2,275

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	720	22,428	13,457

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Interior 1 Story	1	4,610	2,766

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 214,495 128,696

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 218,783

2026 Est. T.C.V. 009-640-028-00 = 423,927

Est. TCV/Total Floor Area = 284.13

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
162,100	162,100	162,100	110,567	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	49,900	0	2,985	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

212,000

212,000

212,000

113,552

113,552

0

009-640-030-00	2026 Est. T.C.V.	LYNCH DENNIS P TRUST
Property Class: 401		630 SW OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 30 & 31 SOUTHGATE PLAT 2.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	100.00	220.00	0.9457	1.1196	1900	100		201,187
100 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	201,187

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	1275	50	1,842
D/W/P: 4in Concrete	6.47	281	50	909
Wood Frame	21.54	240	50	2,585
Total Estimated Land Improvements True Cash Value =				5,336

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1958

(11) Heating System: Forced Heat & Cool

Ground Area = 1549 SF Floor Area = 1549 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,549		
			Total:	184,411	129,086

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	829

Porches

CGEP (1 Story)	120	8,194	5,736
WCP (1 Story)	80	4,052	2,836

Deck

Treated Wood	43	1,559	1,091
Treated Wood	246	4,467	3,127
Treated Wood	40	1,506	1,054

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	624	22,632	15,842

Water/Sewer

Public Sewer	1	1,300	910
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	1,897	1,328

Fireplaces

Interior 1 Story	1	4,610	3,227

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 239,157 167,407

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 284,592

2026 Est. T.C.V. 009-640-030-00 = 491,115

Est. TCV/Total Floor Area = 317.05, Most recent sale 08/01/2002 for 238,750

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-640-030-00

Page: 2

	188,700	188,700	188,700	131,190	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	56,900	0	0	3,542	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	245,600	245,600	245,600	134,732	134,732	0

009-640-032-00	2026 Est. T.C.V.	KING ASHLEY BARRATT
Property Class: 402		SW OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 32 & 33 SOUTHGATE PLAT 2.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	100.00	219.00	0.9457	1.1184	1900	100		200,958
100 Actual Front Feet, 0.50 Total Acres							Total Est. Land Value =	200,958

2026 Est. T.C.V. 009-640-032-00 = 200,958

Est. TCV/Total Floor Area = 129.73, Most recent sale 02/10/2017 for 60,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
74,000	74,000	74,000	40,920	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	26,500	0	0	1,104	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
100,500	100,500	100,500	42,024	42,024	0	

009-640-034-00	2026 Est. T.C.V.	SCHMIEGE C J TRUSTEE
Property Class: 401		590 S OAK DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. LOTS 34 & 35 SOUTHGATE PLAT 2.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	100.00	224.00	0.9457	1.1247	1900	100		202,095
100 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	202,095

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1200	71	5,248
Total Estimated Land Improvements			True Cash Value =	5,248

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1963

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1162 SF Floor Area = 1162 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,162		
			Total:	139,870	90,915

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Porches

CGEP (1 Story)	108	7,597	4,938
CCP (1 Story)	24	1,110	721

Deck

Treated Wood	433	6,473	4,207

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	624	20,168	13,109

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Interior 1 Story	1	4,610	2,996

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 187,554 121,908

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 207,244

2026 Est. T.C.V. 009-640-034-00 = 414,587

Est. TCV/Total Floor Area = 356.79

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
158,700	158,700	158,700	109,572	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	48,600	0	0	2,958	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

207,300	207,300	207,300	112,530	112,530	0

009-640-036-00	2026 Est. T.C.V.	FISH STEVE & CYNTHIA G
Property Class: 401		570 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 36 & 37 SOUTHGATE PLAT 2.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	100.00	218.00	0.9457	1.1171	1900	100		200,728
100 Actual Front Feet, 0.50 Total Acres							Total Est. Land Value =	200,728

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.86	120	50	1,491
Total Estimated Land Improvements				True Cash Value = 1,491

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1971

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1177 SF Floor Area = 1177 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,177		
			Total:	141,446	91,940

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Porches

CSEP (1 Story)	288	10,512	6,833

Deck

Treated Wood	538	7,462	4,850

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Interior 1 Story	2	9,219	5,992

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 176,365 114,637

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 194,883

2026 Est. T.C.V. 009-640-036-00 = 397,102

Est. TCV/Total Floor Area = 337.38

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
150,900	150,900	150,900	78,554	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	47,700	0	0	2,120	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
198,600	198,600	198,600	80,674	80,674	0	

009-640-039-00	2026 Est. T.C.V.	MARTIN KEVIN
Property Class: 401		540 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOTS 38, 39, & 40 SOUTHGATE PLAT 2. T22 N R8 W
 7/2022 COMBINE LOTS 640-038-00 & 640-040-00
 FORMERLY . LOT 39 SOUTHGATE PLAT 2.

7/2022 COMBINE LOTS 38, 39, & 40

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	50.00	167.00	0.8546	1.0451	1900	100		84,844
A 80'@\$1900/FF	50.00	195.00	0.8546	1.0864	1900	100		88,196
A 80'@\$1900/FF	50.00	144.00	0.8546	1.0071	1900	100		81,758
150 Actual Front Feet, 0.58 Total Acres								
Total Est. Land Value =								254,798

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	458	50	1,507
D/W/P: 4in Ren. Conc.	8.17	1514	50	6,184
Total Estimated Land Improvements True Cash Value =				7,691

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C Blt 1968

(11) Heating System: Forced Heat & Cool
 Ground Area = 1172 SF Floor Area = 2344 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,172		
Total:				276,461	207,344

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Deck

Treated Wood	671	8,824	6,618
Treated Wood	24	1,075	806

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	21,479	16,109
Door Opener	2	1,054	790

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 50 Feet	1	3,344	2,508

Built-Ins

Appliance Allow.	1	2,713	2,035

Local Cost Items

GENERATOR	1	1	1	*100% Good
SOLAR POWER SYSTEM	1	1	1	*100% Good
SANITARY SEWER	1	0	0	*86% Good

Totals: 322,317 241,735

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 410,950

2026 Est. T.C.V. 009-640-039-00 = 673,439
 Est. TCV/Total Floor Area = 287.30, Most recent sale 01/06/2020 for 293,000

Parcel Number: 009-640-039-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	259,800	259,800	259,800	259,162	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	76,900	0	0	6,997	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	336,700	336,700	336,700	266,159	266,159	266,159

009-640-042-00	2026 Est. T.C.V.	HARTWIG STEVEN M & CHERYL A
Property Class: 401		510 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOTS 41 & 42 SOUTHGATE PLAT 2.
Combination of 640-041 & 640-042 for 07.

06 COMBINE W640-041-00 FOR 07.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

		* Factors *		LOT 41 & 42		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 80'@\$1900/FF	50.00	111.00	0.9457	0.9436	1900 100	84,780
A 80'@\$1900/FF	50.00	123.00	0.9457	0.9682	1900 100	86,984
100 Actual Front Feet, 0.27 Total Acres					Total Est. Land Value =	171,764

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Wood Frame	23.80	280 50	3,332
Total Estimated Land Improvements True Cash Value =			3,332

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C Blt 2019

(11) Heating System: Forced Heat & Cool
Ground Area = 1232 SF Floor Area = 1652 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	840		
1 Story	Siding	Crawl Space	392		
			Total:	208,992	198,543

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,351
3 Fixture Bath	2	8,956	8,508

Porches

WCP (1 Story)	65	3,939	3,742

Deck

Treated Wood	645	8,591	8,161

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	280	13,328	12,662

Water/Sewer

Public Sewer	1	1,465	1,392
Water Well, 100 Feet	1	5,734	5,447

Totals:	252,427	239,806

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 407,670

2026 Est. T.C.V. 009-640-042-00 = 582,766

Est. TCV/Total Floor Area = 352.76

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
225,500	225,500	225,500	139,112	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	65,900	0	0	3,756	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
291,400	291,400	291,400	142,868	142,868	142,868

009-640-043-00	2026 Est. T.C.V.	LEITCH CAROL H
Property Class: 401		500 S OAK DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. LOTS 43 & 44 SOUTHGATE PLAT 2.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	100.00	107.00	0.9457	0.9350	1900	100		168,012
100 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	168,012

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	14.26	84	0	0
D/W/P: Crushed Rock	2.18	600	0	0
Metal Prefab	15.53	100	50	776

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements				1,776

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1956

(11) Heating System: Space Heater

Ground Area = 864 SF Floor Area = 864 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	864		
			Total:	101,972	61,182

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 100 Feet	1	5,415	3,249

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Exterior 1 Story	1	5,597	3,358

Local Cost Items

SANITARY SEWER	1	0	0	*86% Good

Totals: 117,366 70,418

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 119,711

2026 Est. T.C.V. 009-640-043-00 = 289,499

Est. TCV/Total Floor Area = 335.07

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
110,000	110,000	110,000	52,998	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	34,700	0	0	1,430	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
144,700	144,700	144,700	54,428	54,428	0	

009-640-045-00	2026 Est. T.C.V.	EHLERS RONALD & JEANNE
Property Class: 401		470 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 45 & 46 SOUTHGATE PLAT 2.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@ \$1900/FF	100.00	100.00	0.9457	0.9193	1900	100		165,194
100 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	165,194

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	72	71	315
Total Estimated Land Improvements True Cash Value =				315

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1969

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1296 SF Floor Area = 1296 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,296		
			Total:	153,769	99,950

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770
3 Fixture Bath	1	3,721	2,419

Deck

Treated Wood	140	3,090	2,008

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	624	20,168	13,109

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Interior 1 Story	1	4,610	2,996

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 193,084 125,504

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 213,357

2026 Est. T.C.V. 009-640-045-00 = 378,866

Est. TCV/Total Floor Area = 292.33, Most recent sale 11/06/2020 for 286,549

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
145,000	145,000	145,000	133,673	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	44,400	0	3,609	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
189,400	189,400	189,400	137,282	137,282	0

009-640-047-00	2026 Est. T.C.V.	AULER JEFFREY D & CATHY
Property Class: 401		450 S OAK DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

LOTS 47 & 48. SOUTHGATE PLAT 2.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

		* Factors *		LOTS 47 & 48		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 80'@\$1900/FF	100.00	97.00	0.9457	0.9123	1900 100	163,941
100 Actual Front Feet, 0.22 Total Acres						Total Est. Land Value = 163,941

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.16	112	74	2,085
Metal Prefab	19.27	60	45	520
Total Estimated Land Improvements True Cash Value =				2,605

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1969

(11) Heating System: Wall/Floor Furnace

Ground Area = 576 SF Floor Area = 576 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	576		
			Total:	73,978	44,388

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Porches

CGEP (1 Story)	240	13,260	7,956

Deck

Treated Wood	210	4,024	2,414	
Treated Wood	144	3,146	2,359	*75% Good

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Exterior 1 Story	1	5,597	3,358

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 107,731 65,110

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 110,687

2026 Est. T.C.V. 009-640-047-00 = 277,233

Est. TCV/Total Floor Area = 481.31, Most recent sale 02/22/2013 for 140,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
105,100	105,100	105,100	78,639	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	33,500	0	2,123	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
138,600	138,600	138,600	80,762	80,762	0

009-640-050-00	2026 Est. T.C.V.	SMITH SUSAN K TRUST
Property Class: 401		430 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 50 & 51 & 49 SOUTHGATE PLAT 2. 2015-02621 LOT 49 SOUTHGATE PLAT 2
EXCEPTING AND RESERVING AN EASEMENT OVER AND ACROSS THE SOUTHERLY 10 FEET THERE
OF FOR BURIED PIPE LINE, AND OR DRAIN TUBE.

COMBINED 009-640-049-00 ON 5/6/2016 FORMERLY . LOTS 50 & 51 SOUTHGATE PLAT 2

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@ \$1900/FF	100.00	123.00	0.8694	0.9682	1900	100		159,933
A 80'@ \$1900/FF	40.00	123.00	0.8694	0.9682	1900	100		63,973
140 Actual Front Feet, 0.40 Total Acres					Total Est. Land Value =			223,906

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	110	71	514
Total Estimated Land Improvements True Cash Value =				514

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1972

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1224 SF Floor Area = 1224 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,224		
			Total:	166,293	108,090

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Deck

Treated Wood	60	1,887	1,227

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	624	25,272	16,427
Common Wall: 1 Wall	1	-2,589	-1,683

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 209,190 135,973

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 231,154

2026 Est. T.C.V. 009-640-050-00	=	455,574

Est. TCV/Total Floor Area = 372.20

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM
	173,900	173,900	173,900	95,308	2.70

Parcel Number: 009-640-050-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	53,900	0	0	2,573	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	227,800	227,800	227,800	97,881	97,881	0

009-660-001-00	2026 Est. T.C.V.	O'RILEY PATRICK M & CHERYL A
Property Class: 402		S SARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 1 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	116.00	175.00	1.1459	0.7349	110	100		10,745
116 Actual Front Feet,	0.47	Total Acres			Total Est.		Land Value =	10,745

2026 Est. T.C.V. 009-660-001-00 = 10,745

Est. TCV/Total Floor Area = 8.78

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
4,400	4,400	4,400	1,494	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	40	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,400	5,400	5,400	1,534	1,534	1,534	

009-660-002-00	2026 Est. T.C.V.	O'RILEY PATRICK M & CHERYL A
Property Class: 401		2042 S SARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 2 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	115.00	175.00	1.1484	0.7349	110	100		10,676
115 Actual Front Feet,	0.46	Total Acres			Total Est.	Land Value =		10,676

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	30.23	70	50	1,058
Total Estimated Land Improvements		True Cash Value =		1,058

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls CD	Blt 1993

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1104 SF Floor Area = 1104 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,104		
			Total:	154,340	123,471

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	948
2 Fixture Bath	1	2,502	2,002

Water/Sewer

1000 Gal Septic	1	4,386	3,509
Water Well, 50 Feet	1	3,344	2,675

Deck

Treated Wood	100	2,400	2,064	*86% Good

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	768	23,478	20,895	*89% Good

Built-Ins

Appliance Allow.	1	1,897	1,518

Totals:	193,532	157,082

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 193,211

2026 Est. T.C.V. 009-660-002-00	=	204,945

Est. TCV/Total Floor Area = 185.64

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
87,000	87,000	87,000	42,511	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	15,500	0	1,147	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
102,500	102,500	102,500	43,658	43,658	43,658	

009-660-003-00	2026 Est. T.C.V.	O'RILEY PATRICK AND CHERYL
Property Class: 402		S SARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 3 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	115.00	175.00	1.1484	0.7349	110	100		10,676
115 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	10,676

2026 Est. T.C.V. 009-660-003-00 = 10,676

Est. TCV/Total Floor Area = 9.67, Most recent sale 10/04/2022 for 10,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
4,400	4,400	4,400	4,400	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	900	0	0	118	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,300	5,300	5,300	4,518	4,518	4,518	

009-660-004-00	2026 Est. T.C.V.	MOREEN SCOTTIE & MOREEN PATRICIA
Property Class: 401		2086 S SARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. EC 13 T22N R8W LOT 4 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	115.00	175.00	1.1484	0.7349	110	100		10,676
115 Actual Front Feet,	0.46	Total Acres			Total Est.		Land Value =	10,676

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	31.56	240	0	0
D/W/P: 4in Ren. Conc.	7.33	624	0	0
Wood Frame	24.86	120	50	1,491
Wood Frame	24.86	120	50	1,491

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements				4,882

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1080 SF Floor Area = 1080 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,080		
			Total:	131,193	85,275

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 50 Feet	1	3,344	2,174

Porches

CCP (1 Story)	32	1,016	660

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	672	21,329	13,864

Built-Ins

Appliance Allow.	1	1,897	1,233

Totals: 164,350 106,827

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 131,397

2026 Est. T.C.V. 009-660-004-00 = 146,955

Est. TCV/Total Floor Area = 136.07, Most recent sale 03/24/2013 for 55,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
63,000	63,000	63,000	33,251	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	10,500	0	0	897	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
73,500	73,500	73,500	34,148	34,148	34,148

009-660-005-00	2026 Est. T.C.V.	TAYLOR COLLEEN
Property Class: 401		2108 S SARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 5 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	115.00	175.00	1.1484	0.7349	110	100		10,676
115 Actual Front Feet,	0.46	Total Acres			Total Est.	Land Value =		10,676

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	400	0	0
Wood Frame	27.96	120	50	1,677
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements	True	Cash Value =		2,627

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1995

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1092 SF Floor Area = 1092 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,092		
			Total:	164,146	137,901

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,194
3 Fixture Bath	1	4,478	3,762

Water/Sewer

1000 Gal Septic	1	4,689	3,939
Water Well, 50 Feet	1	3,344	2,809

Deck

Treated Wood	50	1,689	1,419
Treated Wood	100	2,461	2,067

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	440	23,874	20,054
Common Wall: 1 Wall	1	-2,589	-2,175
Door Opener	1	527	443

Built-Ins

Appliance Allow.	1	2,713	2,279

Totals: 206,754 173,692

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 213,641

2026 Est. T.C.V. 009-660-005-00 = 226,944

Est. TCV/Total Floor Area = 207.82, Most recent sale 07/31/2017 for 110,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
96,500	96,500	96,500	68,574	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,000	0	0	1,851	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
113,500	113,500	113,500	70,425	70,425	70,425	

009-660-006-00	2026 Est. T.C.V.	SOMSEL JUSTIN LEE
Property Class: 401		2128 S SARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 6 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	115.00	175.00	1.1484	0.7349	110	100		10,676
115 Actual Front Feet,	0.46	Total Acres			Total Est.	Land Value =		10,676

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1995

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1092 SF Floor Area = 1092 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,092		
			Total:	164,146	131,315

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 50 Feet	1	3,344	2,675

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	20,563	*86% Good
Common Wall: 1 Wall	1	-2,589	-2,227	

Built-Ins

Appliance Allow.	1	2,713	2,170

Totals: 202,113 162,967

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 200,449

2026 Est. T.C.V. 009-660-006-00 = 211,125

Est. TCV/Total Floor Area = 193.34, Most recent sale 11/01/2000 for 79,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
89,500	89,500	89,500	45,641	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,100	0	0	1,232	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
105,600	105,600	105,600	46,873	46,873	46,873	

009-660-007-00	2026 Est. T.C.V.	SILER LAURIE L
Property Class: 401		2150 S SARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 7 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	115.00	175.00	1.1484	0.7349	110	100		10,676
115 Actual Front Feet,	0.46	Total Acres			Total Est.	Land Value =		10,676

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	2000	0	0
Wood Frame	26.22	96	50	1,258
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements		True Cash Value =		6,008

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2008

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1092 SF Floor Area = 1092 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,092		
			Total:	132,472	119,226

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	1,066
3 Fixture Bath	1	3,721	3,349

Water/Sewer

1000 Gal Septic	1	4,386	3,947
Water Well, 100 Feet	1	5,415	4,873

Deck

Treated Wood	180	3,638	3,274
Treated Wood w/Roof (Deck Portion)	24	1,052	947
Treated Wood w/Roof (Roof portion)	24	487	438

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	784	26,625	23,962
Door Opener	2	935	841

Built-Ins

Appliance Allow.	1	1,897	1,707

Breezeways

Frame Wall	128	7,526	6,773

Totals: 189,339 170,403

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 209,596

2026 Est. T.C.V. 009-660-007-00 = 226,280

Est. TCV/Total Floor Area = 207.22, Most recent sale 10/23/2008 for 79,094

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
98,200	98,200	98,200	48,903	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	14,900	0	1,320	0

Parcel Number: 009-660-007-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
113,100	113,100	113,100	50,223	50,223	50,223

009-660-008-00	2026 Est. T.C.V.	SIZELAND ANTHONY & AMBER
Property Class: 401		2172 S SARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 13 T22N R8W LOT 8 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	115.00	175.00	1.1484	0.7349	110	100		10,676
115 Actual Front Feet,	0.46	Total Acres			Total Est.	Land Value =		10,676

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements		True Cash Value =		2,500

Cost Est. for Res. Bldg: 1 Single Family TRI Cls CD Blt 1994

(11) Heating System: Forced Air w/ Ducts

Ground Area = 836 SF Floor Area = 1254 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Tri-Level	Siding	Crawl Space	836		
			Total:	142,815	107,110

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	889
3 Fixture Bath	1	3,721	2,791

Water/Sewer

1000 Gal Septic	1	4,386	3,289
Water Well, 100 Feet	1	5,415	4,061

Deck

Treated Wood	64	1,908	1,431
Treated Wood	120	2,776	2,082

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	21,439	16,079

Built-Ins

Appliance Allow.	1	1,897	1,423

Breezeways

Frame Wall	160	7,450	5,587

Totals:	192,992	144,742

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 178,033

2026 Est. T.C.V. 009-660-008-00 = 191,209

Est. TCV/Total Floor Area = 152.48, Most recent sale 06/12/2019 for 135,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
82,600	82,600	82,600	64,292	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,000	0	0	1,735	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
95,600	95,600	95,600	66,027	66,027	66,027

009-660-009-00	2026 Est. T.C.V.	GALL HELEN M
Property Class: 401		2194 S SARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LA 1694 SEC 13 T22N R8W LOT 9 SOUTHSHORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	115.00	176.00	1.1484	0.7359	110	100		10,691
115 Actual Front Feet,	0.47	Total Acres			Total Est.	Land Value =		10,691

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	105	0	0
Fencing: Wire Mesh, #9	3.78	100	0	0
Wood Frame	35.03	64	50	1,121

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	100	1,000
Total Estimated Land Improvements			True Cash Value =	2,121

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1990

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1152 SF Floor Area = 1152 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,152		
			Total:	149,787	104,862

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 50 Feet	1	3,344	2,341

Deck

Treated Wood	84	2,246	2,066	*92% Good
Treated Wood	16	716	501	
Treated Wood	16	716	501	

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	528	20,217	14,152
Common Wall: 1 Wall	1	-2,421	-1,695

Built-Ins

Appliance Allow.	1	2,713	1,899

Totals:	183,429	128,904

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 158,552

2026 Est. T.C.V. 009-660-009-00 = 171,364

Est. TCV/Total Floor Area = 148.75, Most recent sale 12/31/2020 for 101,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
73,200	73,200	73,200	61,290	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,500	0	0	1,654	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
85,700	85,700	85,700	62,944	62,944	62,944	

009-660-010-00	2026 Est. T.C.V.	HUBBARD JAMES BRIAN
Property Class: 401		2216 S SARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 10 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	115.00	176.00	1.1484	0.7359	110	100		10,691
115 Actual Front Feet,	0.47	Total Acres			Total Est.	Land Value =		10,691

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	84	71	393
Wood Frame	32.26	80	71	1,833
Total Estimated Land Improvements		True Cash Value =		2,226

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1979

(11) Heating System: Forced Air w/ Ducts

Ground Area = 960 SF Floor Area = 1008 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	960		
1 Story	Siding	Overhang	48		
		Total:		158,634	103,112

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174

Deck

Treated Wood	256	4,692	3,050

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	15,541
Common Wall: 1 Wall	1	-2,589	-1,683

Built-Ins

Appliance Allow.	1	2,713	1,763

Porches

CCP (1 Story)	24	1,185	770

Breezeways

Frame Wall	72	4,860	3,159

Totals:	202,860	131,858

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 162,185

2026 Est. T.C.V. 009-660-010-00 = 175,102

Est. TCV/Total Floor Area = 173.71

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
74,600	74,600	74,600	39,251	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	13,000	0	1,059	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
87,600	87,600	87,600	40,310	40,310	40,310	

009-660-011-00	2026 Est. T.C.V.	HUBBARD JAMES B
Property Class: 402		S SARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 11 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	115.00	176.00	1.1484	0.7359	110	100		10,691
115 Actual Front Feet,	0.47	Total Acres			Total Est.	Land Value =		10,691

2026 Est. T.C.V. 009-660-011-00 = 10,691

Est. TCV/Total Floor Area = 10.61

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
4,400	4,400	4,400	2,446	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	900	0	66	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,300	5,300	5,300	2,512	2,512	0	

009-660-012-00	2026 Est. T.C.V.	RADEN RAYMOND D & ROCHELLE A
Property Class: 401		6562 LORRON DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 12 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	115.00	176.00	1.1484	0.7359	110	100		10,691
115 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	10,691

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	1000	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2000

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1050 SF Floor Area = 1050 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,050		
			Total:	147,919	125,731

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	1,007

Water/Sewer

1000 Gal Septic	1	4,386	3,728
Water Well, 100 Feet	1	5,415	4,603

Deck

Treated Wood	384	5,983	5,086

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	624	22,632	19,237
Common Wall: 1 Wall	1	-2,421	-2,058

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	768	26,365	22,410

Built-Ins

Appliance Allow.	1	1,897	1,612

Totals:	213,361	181,356

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 223,068

2026 Est. T.C.V. 009-660-012-00 = 236,134

Est. TCV/Total Floor Area = 224.89, Most recent sale 07/01/2000 for 89,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
101,700	101,700	101,700	51,121	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	16,400	0	0	1,380	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
118,100	118,100	118,100	52,501	52,501	52,501

009-660-013-00	2026 Est. T.C.V.	RADEN RAYMOND
Property Class: 402		S SARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 13 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	115.00	176.00	1.1484	0.7359	110	100		10,691
115 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	10,691

2026 Est. T.C.V. 009-660-013-00 = 10,691

Est. TCV/Total Floor Area = 10.18, Most recent sale 08/10/2009 for 4,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
4,400	4,400	4,400	3,895	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	900	0	0	105	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,300	5,300	5,300	4,000	4,000	0	

009-660-014-00	2026 Est. T.C.V.	DEZEEUW AMANDA
Property Class: 401		2195 S SARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 14 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	115.00	176.00	1.1484	0.7359	110	100		10,691
115 Actual Front Feet,	0.47	Total Acres			Total Est.	Land Value =		10,691

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1200	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements		True Cash Value =		1,900

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls CD	Blt 1993

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1008 SF Floor Area = 1008 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,008		
			Total:	142,865	114,292

Other Additions/Adjustments

Recreation Room	652	11,853	9,482

Plumbing

Average Fixture(s)	1	1,185	948

Water/Sewer

1000 Gal Septic	1	4,386	3,509
Water Well, 50 Feet	1	3,344	2,675

Deck

Treated Wood	192	3,792	3,034
Treated Wood	20	877	702

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	896	19,828	15,862
Door Opener	1	468	374

Built-Ins

Appliance Allow.	1	1,897	1,518

Totals:	190,495	152,396

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 187,447

2026 Est. T.C.V. 009-660-014-00 = 200,038

Est. TCV/Total Floor Area = 198.45, Most recent sale 06/23/2025 for 215,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
85,200	85,200	85,200	76,706	2.70

2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	14,800	0	23,294	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
100,000	100,000	100,000	78,777	100,000	100,000

009-660-015-00	2026 Est. T.C.V.	MCCONNELL RYAN
Property Class: 401		2173 S SARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 15 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	115.00	176.00	1.1484	0.7359	110	100		10,691
115 Actual Front Feet,	0.47	Total Acres			Total Est.	Land Value =		10,691

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	33.84	12	0	0
Wood Frame	39.19	25	0	0
Wood Frame	29.49	96	50	1,415
Total Estimated Land Improvements				True Cash Value = 1,415

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1994

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1008 SF Floor Area = 1008 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,008		
			Total:	169,057	135,236

Other Additions/Adjustments

Recreation Room	252	4,780	3,824

Plumbing

Average Fixture(s)	1	1,422	1,138

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 100 Feet	1	5,734	4,587

Deck

Treated Wood	102	2,501	2,001
Treated Wood	68	2,011	1,609
Treated Wood	22	985	788

Built-Ins

Appliance Allow.	1	2,713	2,170

Totals:	193,892	155,104

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 190,778

2026 Est. T.C.V. 009-660-015-00 = 202,884

Est. TCV/Total Floor Area = 201.27, Most recent sale 04/25/2022 for 170,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
86,000	86,000	86,000	77,428	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,400	0	0	2,090	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
101,400	101,400	101,400	79,518	79,518	79,518	

009-660-016-00	2026 Est. T.C.V.	PYLKAS MARK R & JOHANNA C
Property Class: 401		2151 S SARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 16 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	115.00	176.00	1.1484	0.7359	110	100		10,691
115 Actual Front Feet,	0.47	Total Acres			Total Est.	Land Value =		10,691

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	800	0	0
D/W/P: Asphalt Paving	2.89	336	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1999

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1512 SF Floor Area = 1512 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,512		
			Total:	200,865	170,736

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	1,007
3 Fixture Bath	1	3,721	3,163

Water/Sewer

1000 Gal Septic	1	4,386	3,728
Water Well, 100 Feet	1	5,415	4,603

Deck

Treated Wood	192	3,792	3,413	*90% Good
Treated Wood w/Roof (Deck Portion)	16	702	597	
Treated Wood w/Roof (Roof portion)	16	324	275	

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	21,439	18,223
Common Wall: 1 Wall	1	-2,421	-2,058
Door Opener	1	468	398

Built-Ins

Appliance Allow.	1	1,897	1,612

Totals: 241,773 205,697

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 253,007

2026 Est. T.C.V. 009-660-016-00 = 264,648

Est. TCV/Total Floor Area = 175.03, Most recent sale 05/01/1998 for 4,950

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
112,500	112,500	112,500	55,554	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	19,800	0	1,499	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
132,300	132,300	132,300	57,053	57,053	57,053	

009-660-017-00	2026 Est. T.C.V.	PEARSON JANE E
Property Class: 401		2129 S SARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 13 T22N R8W LOT 17 SOUTHSORE FARMS SUB.
Split LOT 28 TO 009-660-028-00 ON 11-12-09

COMBO 028-00 FOR 06
SPLIT LOT 28 TO 009-660-028-00 ON 11-12-09.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	115.00	176.00	1.1484	0.7359	110	100		10,691
115 Actual Front Feet,	0.47	Total Acres			Total Est.	Land Value =		10,691

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D 10 Blt 1997

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1008 SF Floor Area = 1008 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,008		
			Total:	143,475	114,773

Other Additions/Adjustments

Recreation Room	808	14,366	11,493
Plumbing			
Average Fixture(s)	1	988	790
Water/Sewer			
1000 Gal Septic	1	4,109	3,287
Water Well, 100 Feet	1	5,150	4,120
Deck			
Treated Wood	264	4,575	3,660
Built-Ins			
Appliance Allow.	1	1,607	1,286
Totals:		174,270	139,409

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.140 => TCV: 158,926

2026 Est. T.C.V. 009-660-017-00	=	170,567
Est. TCV/Total Floor Area = 169.21, Most recent sale 08/31/2018 for 89,900		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
77,700 77,700 77,700 44,887 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 7,600 0 0 1,211 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
85,300 85,300 85,300 46,098 46,098 46,098		

009-660-018-00	2026 Est. T.C.V.	BOGART GARY D & SUSAN L TRUST
Property Class: 402		2015 S SARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 13 T22N R8W LOT 18 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	115.00	176.00	1.1484	0.7359	110	100		10,691
115 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	10,691

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	1000	50	3,665
Wood Frame	21.94	199	50	2,183
Total Estimated Land Improvements				True Cash Value = 5,848

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 0

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3	Fixture Bath		1	-3,128	-3,097
Water/Sewer					
1000	Gal Septic		1	4,109	4,068
	Water Well, 100 Feet		1	5,150	5,098
Totals:				6,131	6,069

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 7,465

2026 Est. T.C.V.	009-660-018-00	=	24,004
Est. TCV/Total Floor Area =	0.00, Most recent sale 09/03/2021 for	8,500	
2025 Assessed	MBOR	S.E.V.	Base for Cap
10,800	10,800	10,800	10,629
			2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	1,200	0	286
2026 Assessed	MBOR	S.E.V.	Capped
12,000	12,000	12,000	10,915
			10,915
			PRE/MBT
			0

009-660-019-00	2026 Est. T.C.V.	STAGG BENJAMIN
Property Class: 401		2087 S SARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 19 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	115.00	176.00	1.1484	0.7359	110	100		10,691
115 Actual Front Feet,	0.47	Total Acres			Total Est.	Land Value =		10,691

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.60	100	50	1,280
Total Estimated Land Improvements		True Cash Value =		1,280

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1992

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1008 SF Floor Area = 1008 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,008		
			Total:	142,865	114,292

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	948

Water/Sewer

1000 Gal Septic	1	4,386	3,509
Water Well, 50 Feet	1	3,344	2,675

Porches

CCP (1 Story)	48	1,408	1,126

Deck

Treated Wood	126	2,880	2,304

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	21,439	17,151
Door Opener	1	468	374

Built-Ins

Appliance Allow.	1	1,897	1,518

Breezeways

Frame Wall	110	6,468	5,174

Totals: 186,340 149,071

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 183,357

2026 Est. T.C.V. 009-660-019-00 = 195,328

Est. TCV/Total Floor Area = 193.78, Most recent sale 05/08/2019 for 130,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
83,000	83,000	83,000	64,171	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,700	0	1,732	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
97,700	97,700	97,700	65,903	65,903	65,903

009-660-020-00	2026 Est. T.C.V.	DOPP STEVEN F
Property Class: 401		2065 S SARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 20 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	115.00	176.00	1.1484	0.7359	110	100		10,691
115 Actual Front Feet,	0.47	Total Acres			Total Est.	Land Value =		10,691

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1980

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1232 SF Floor Area = 1232 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,232		
			Total:	134,627	87,507

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	642
3 Fixture Bath	1	3,128	2,033

Water/Sewer

1000 Gal Septic	1	4,109	2,671
Water Well, 150 Feet	1	7,591	4,934

Built-Ins

Appliance Allow.	1	1,607	1,045

Totals: 152,050 98,832

Notes: RELOCATED HOME

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 121,563
 80% Completed => Est. True Cash Value 2026 = 97,251

2026 Est. T.C.V. 009-660-020-00 = 107,942

Est. TCV/Total Floor Area = 87.62, Most recent sale 06/07/2024 for 16,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
4,400	4,400	4,400	4,400	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
48,700	900	0	48,700	118	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,000	54,000	54,000	53,218	53,218	0	

009-660-021-00	2026 Est. T.C.V.	BARTRAND ADAM N
Property Class: 401		2043 S SARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 21 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	115.00	176.00	1.1484	0.7359	110	100		10,691
115 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	10,691

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	144	71	673
Total Estimated Land Improvements True Cash Value =				673

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C Blt 1975

(11) Heating System: Forced Heat & Cool

Ground Area = 1128 SF Floor Area = 1128 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,128		
			Total:	159,001	103,350

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	21,479	13,961

Built-Ins

Appliance Allow.	1	2,713	1,763

Totals:	192,648	125,220

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.140 => TCV: 142,751

2026 Est. T.C.V. 009-660-021-00 = 154,115

Est. TCV/Total Floor Area = 136.63, Most recent sale 11/29/2017 for 100,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
70,600	70,600	70,600	39,428	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,500	0	0	1,064	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
77,100	77,100	77,100	40,492	40,492	40,492

009-660-022-00	2026 Est. T.C.V.	KOWALSKI JOSEPH E
Property Class: 401		2021 S SARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 22 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	116.00	176.00	1.1459	0.7359	110	100		10,761
116 Actual Front Feet,	0.47	Total Acres			Total Est.		Land Value =	10,761

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	148	71	304
Wood Frame	23.39	160	71	2,657
Total Estimated Land Improvements				True Cash Value = 2,961

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls CD	Blt 1975

(11) Heating System: Forced Heat & Cool

Ground Area = 1300 SF Floor Area = 1300 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	988		
1 Story	Siding	Slab	312		
		Total:		157,151	102,147

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 50 Feet	1	3,344	2,174

Deck

Treated Wood	240	4,399	2,859
Treated Wood	48	1,628	1,058

Built-Ins

Appliance Allow.	1	1,897	1,233

Totals:	173,990	113,092

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 139,103

2026 Est. T.C.V. 009-660-022-00 = 152,825

Est. TCV/Total Floor Area = 117.56, Most recent sale 04/29/2022 for 125,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
64,900	64,900	64,900	58,457	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,500	0	0	1,578	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
76,400	76,400	76,400	60,035	60,035	60,035	

009-660-023-00	2026 Est. T.C.V.	PHILLIPS ERIK J
Property Class: 401		2022 S AMY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 23 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	115.00	176.00	1.1484	0.7359	110	100		10,691
115 Actual Front Feet,	0.47	Total Acres			Total Est.	Land Value =		10,691

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.60	1700	0	0
D/W/P: 3.5 Concrete	5.77	270	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements	True	Cash Value =		2,375

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls D	Blt 1994

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1008 SF Floor Area = 1008 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,008		
			Total:	130,418	97,812

Other Additions/Adjustments

Recreation Room	1008	17,922	8,961

Plumbing

Average Fixture(s)	1	988	741

Water/Sewer

1000 Gal Septic	1	4,109	3,082
Water Well, 50 Feet	1	3,344	2,508

Deck

Treated Wood	224	4,115	3,086
Treated Wood	24	1,032	774

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	768	23,224	17,418

Built-Ins

Appliance Allow.	1	1,607	1,205

Totals:	186,759	135,587

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 166,772

2026 Est. T.C.V. 009-660-023-00 = 179,838

Est. TCV/Total Floor Area = 178.41, Most recent sale 12/26/2019 for 115,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
76,600	76,600	76,600	57,744	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,300	0	0	1,559	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
89,900	89,900	89,900	59,303	59,303	59,303

009-660-024-00	2026 Est. T.C.V.	SCHEPERS JERRY L
Property Class: 401		2044 S AMY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 24 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	115.00	176.00	1.1484	0.7359	110	100		10,691
115 Actual Front Feet,	0.47	Total Acres			Total Est.		Land Value =	10,691

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	24	0	0
D/W/P: 4in Concrete	6.47	624	0	0
Metal Prefab	15.91	96	50	763

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements				True Cash Value = 1,713

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1975

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1056 SF Floor Area = 1056 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,056		
			Total:	128,622	83,603

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 50 Feet	1	3,344	2,174

Porches

WPP	80	2,550	1,657
WPP	24	1,176	764

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	840	28,014	18,209
Common Wall: 1 Wall	1	-2,421	-1,574

Built-Ins

Appliance Allow.	1	1,897	1,233

Totals: 168,753 109,687

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 134,915

2026 Est. T.C.V. 009-660-024-00 = 147,319

Est. TCV/Total Floor Area = 139.51

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
63,100	63,100	63,100	31,556	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	10,600	0	852	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
73,700	73,700	73,700	32,408	32,408	32,408	

009-660-025-00	2026 Est. T.C.V.	FENBY TERESA L TRUST
Property Class: 401		2070 S AMY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 25 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	115.00	176.00	1.1484	0.7359	110	100		10,691
115 Actual Front Feet,	0.47	Total Acres			Total Est.	Land Value =		10,691

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	900	50	3,676
Total Estimated Land Improvements	True	Cash Value =		3,676

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C Blt 2016

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1512 SF Floor Area = 1512 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,512		
			Total:	200,471	182,427

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,294
3 Fixture Bath	1	4,478	4,075

Water/Sewer

1000 Gal Septic	1	4,689	4,267
Water Well, 50 Feet	1	3,344	3,043

Porches

CCP (1 Story)	109	3,200	2,912

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	21,758
Door Opener	1	527	480

Built-Ins

Appliance Allow.	1	2,713	2,469

Totals: 244,754 222,725

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.140 => TCV: 253,907

2026 Est. T.C.V. 009-660-025-00 = 268,274

Est. TCV/Total Floor Area = 177.43, Most recent sale 05/16/2016 for 9,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
123,200	123,200	123,200	68,619	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	10,900	0	1,852	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
134,100	134,100	134,100	70,471	70,471	70,471	

009-660-026-00	2026 Est. T.C.V.	VANHAITSMA JEFFREY R & TASHA
Property Class: 401		2088 S AMY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 26 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	115.00	176.00	1.1484	0.7359	110	100		10,691
115 Actual Front Feet,	0.47	Total Acres			Total Est.	Land Value =		10,691

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	555	0	0
Wood Frame	26.96	144	50	1,941
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements	True	Cash Value =		4,441

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 2007

(11) Heating System: Forced Heat & Cool
 Ground Area = 1260 SF Floor Area = 1276 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,260		
1 Story	Siding	Overhang	16		
		Total:		191,154	172,066

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,280
2 Fixture Bath	1	2,996	2,696

Water/Sewer

1000 Gal Septic	1	4,689	4,220
Water Well, 100 Feet	1	5,734	5,161

Porches

CCP (1 Story)	40	1,327	1,194

Deck

Treated Wood	240	4,500	4,050

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	624	25,272	22,745
Common Wall: 1 Wall	1	-2,589	-2,330

Built-Ins

Appliance Allow.	1	2,713	2,442

Totals: 237,218 213,524

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 262,635

2026 Est. T.C.V. 009-660-026-00 = 277,767

Est. TCV/Total Floor Area = 217.69, Most recent sale 05/01/2000 for 86,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
118,700	118,700	118,700	57,106	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	20,200	0	1,541	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

138,900

138,900

138,900

58,647

58,647

58,647

009-660-027-00	2026 Est. T.C.V.	EMARD TRENT S & MERCEDES E
Property Class: 401		2110 S AMY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 27 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	115.00	176.00	1.1484	0.7359	110	100		10,691
115 Actual Front Feet,	0.47	Total Acres			Total Est.		Land Value =	10,691

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.60	1260	0	0
D/W/P: 3.5 Concrete	5.77	93	0	0
Wood Frame	21.37	144	50	1,538

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements				3,438

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D 10 Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = 1300 SF Floor Area = 1300 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,300		
			Total:	159,366	127,477

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	790
3 Fixture Bath	1	3,128	2,502

Water/Sewer

1000 Gal Septic	1	4,109	3,287
Water Well, 100 Feet	1	5,150	4,120

Porches

WCP (1 Story)	120	4,721	3,777
CCP (1 Story)	80	2,045	1,636

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	676	21,084	16,867
Common Wall: 1 Wall	1	-2,227	-1,782
Door Opener	2	830	664

Built-Ins

Appliance Allow.	1	1,607	1,286

Totals: 200,801 160,624

Notes: MODULAR

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.140 => TCV: 183,111

2026 Est. T.C.V. 009-660-027-00 = 197,240

Est. TCV/Total Floor Area = 151.72, Most recent sale 04/03/2017 for 83,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
90,800	90,800	90,800	50,686	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	7,800	0	0	1,368	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
98,600	98,600	98,600	52,054	52,054	52,054	

009-660-028-00	2026 Est. T.C.V.	FOWLER ERIC A
Property Class: 402		S AMY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC13 T22N R8W LOT 28 SOUTHSORE FARMS SUB
 COMBINED W/660-017-00 FOR 2006.
 SPLIT FROM 009-660-017-00 ON 11-12-2009.

COMBO W/017-00 FOR 06
 SPLIT FROM 009-660-017-00 ON 11-12-2009.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	115.00	176.00	1.1484	0.7359	110	100		10,691
115 Actual Front Feet,	0.47	Total Acres			Total Est.	Land Value =		10,691

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.39	160	50	1,871
Total Estimated Land Improvements		True Cash Value =		1,871

2026 Est. T.C.V. 009-660-028-00 = 12,562

Est. TCV/Total Floor Area = 9.66, Most recent sale 10/30/2009 for 4,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,300	5,300	5,300	3,895	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	105	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,300	6,300	6,300	4,000	4,000	0	

009-660-029-00	2026 Est. T.C.V.	BELLOWS TODD ALAN & ROBERTA A
Property Class: 401		2174 S AMY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 13 T22N R8W LOT 29 & 30 SOUTHSORE FARMS SUB.
Combination of 660-029 & 660-030 for 07.

06 COMBO W/660-030-00 FOR 07.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	115.00	176.00	0.9657	0.7359	110	100		8,990
A 200' @ 110/	115.00	176.00	0.9657	0.7359	110	100		8,990
230 Actual Front Feet, 0.93 Total Acres								Total Est. Land Value = 17,980

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	1228	0	0
D/W/P: Brick on Sand	18.00	101	0	0
D/W/P: 3.5 Concrete	6.58	180	0	0
D/W/P: Patio Blocks	15.58	96	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C -5 Blt 1989

(11) Heating System: Forced Air w/ Ducts
Ground Area = 864 SF Floor Area = 1404 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	648		
2 Story	Siding	Basement	216		
			Total:	179,173	134,384

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066

Water/Sewer

1000 Gal Septic	1	4,689	3,517
Water Well, 100 Feet	1	5,734	4,300

Deck

Treated Wood	482	7,105	5,329

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Door Opener	1	527	395
Base Cost	1472	62,428	46,821

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	17,932
Door Opener	1	527	395

Built-Ins

Appliance Allow.	1	2,713	2,035

Totals:	288,228	216,174

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 265,894

2026 Est. T.C.V. 009-660-029-00 = 286,374
Est. TCV/Total Floor Area = 203.97, Most recent sale 09/02/2004 for 8,000

Parcel Number: 009-660-029-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	123,500	123,500	123,500	69,112	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,700	0	0	1,866	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	143,200	143,200	143,200	70,978	70,978	70,978

009-660-031-00	2026 Est. T.C.V.	BURNS DALE A & VIANNA L
Property Class: 401		2196 S AMY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 31 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	115.00	176.00	1.1484	0.7359	110	100		10,691
115 Actual Front Feet,	0.47	Total Acres			Total Est.	Land Value =		10,691

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	1472	0	0
D/W/P: 4in Concrete	6.47	76	94	462

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements	True	Cash Value =		2,837

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls CD	Blt 1992

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1130 SF Floor Area = 1130 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,040		
1 Story	Siding	Crawl Space	90		
		Total:		136,495	109,197

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	948

Water/Sewer

1000 Gal Septic	1	4,386	3,509
Water Well, 50 Feet	1	3,344	2,675

Porches

WCP (1 Story)	120	5,254	4,203

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	823	27,579	22,063
Common Wall: 1.5 Wall	1	-3,628	-2,902
Door Opener	2	935	748

Built-Ins

Appliance Allow.	1	1,897	1,518

Breezeways

Frame Wall	80	4,704	3,763

Totals:	182,151	145,722

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 179,238

2026 Est. T.C.V. 009-660-031-00	=	192,766

Est. TCV/Total Floor Area = 170.59

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
82,600	82,600	82,600	42,415	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,800	0	1,145	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

96,400

96,400

96,400

43,560

43,560

43,560

009-660-032-00	2026 Est. T.C.V.	SCHOOLEY LARRY G & GENE
Property Class: 401		2220 S AMY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 32 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	115.00	176.00	1.1484	0.7359	110	100		10,691
115 Actual Front Feet,	0.47	Total Acres			Total Est.	Land Value =		10,691

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	2143	50	8,754
D/W/P: Crushed Rock	2.26	420	50	474
Wood Frame	23.22	336	50	3,901
Total Estimated Land Improvements				True Cash Value = 13,129

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C Blt 2021

(11) Heating System: Forced Heat & Cool

Ground Area = 1512 SF Floor Area = 1512 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,512		
			Total:	206,126	199,941

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,379
3 Fixture Bath	1	4,478	4,344

Water/Sewer

1000 Gal Septic	1	4,689	4,548
Water Well, 100 Feet	1	5,734	5,562

Deck

Treated Wood	60	1,887	1,830
Treated Wood	160	3,446	3,343

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	780	35,755	34,682
Door Opener	1	527	511

Built-Ins

Appliance Allow.	1	2,713	2,632

Totals: 266,777 258,772

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.140 => TCV: 295,000

2026 Est. T.C.V. 009-660-032-00 = 318,820

Est. TCV/Total Floor Area = 210.86, Most recent sale 07/14/2017 for 10,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
148,000	148,000	148,000	116,138	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,400	0	0	3,135	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
159,400	159,400	159,400	119,273	119,273	119,273

009-660-033-00	2026 Est. T.C.V.	TESCHNER TINA
Property Class: 401		2240 S AMY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 33 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	115.00	176.00	1.1484	0.7359	110	100		10,691
115 Actual Front Feet,	0.47	Total Acres			Total Est.		Land Value =	10,691

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl,Picket,36-48	27.27	20	50	272
D/W/P: 3.5 Concrete	6.58	144	50	474
D/W/P: Asphalt Paving	3.10	200	50	310

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements				True Cash Value = 2,006

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1993

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1028 SF Floor Area = 1028 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=77/100/100/100/77

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,028		
			Total:	137,651	105,991

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,095

Water/Sewer

1000 Gal Septic	1	4,689	3,611
Water Well, 50 Feet	1	3,344	2,575

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	384	18,236	14,042
Common Wall: 1 Wall	1	-2,589	-1,994

Built-Ins

Appliance Allow.	1	2,713	2,089

Totals: 165,466 127,409

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 156,713

2026 Est. T.C.V. 009-660-033-00 = 169,410

Est. TCV/Total Floor Area = 164.80, Most recent sale 12/13/2024 for 150,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
72,400	72,400	72,400	72,400	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	12,300	0	0	1,954	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
84,700	84,700	84,700	74,354	74,354	74,354	

009-660-034-00	2026 Est. T.C.V.	MULDER SHAUN & CORTNEY
Property Class: 401		2241 S AMY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 34 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	109.00	200.00	1.1639	0.7598	110	100		10,603
109 Actual Front Feet,	0.50	Total Acres			Total Est.	Land Value =		10,603

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	90	0	0
D/W/P: Asphalt Paving	3.10	800	0	0
Wood Frame	27.96	120	50	1,677
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements		True Cash Value =		4,052

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1976

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1632 SF Floor Area = 1632 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,632		
			Total:	243,439	158,236

Other Additions/Adjustments

Recreation Room	500	9,485	6,165
Plumbing			
Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911
Water/Sewer			
1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174
Porches			
CCP (1 Story)	90	2,696	1,752
WSEP (1 Story)	128	7,681	4,993

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	528	22,551	14,658
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	1	527	343

Built-Ins

Appliance Allow.	1	2,713	1,763
Totals:		300,436	195,284

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 240,199

2026 Est. T.C.V. 009-660-034-00 = 254,854

Est. TCV/Total Floor Area = 156.16, Most recent sale 07/29/2016 for 131,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
108,100	108,100	108,100	83,460	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	19,300	0	2,253	0

Parcel Number: 009-660-034-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
127,400	127,400	127,400	85,713	85,713	85,713

009-660-035-00	2026 Est. T.C.V.	DEGIORGIO THOMAS R & BARBARA C
Property Class: 401		2221 S AMY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 35 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	110.00	200.00	1.1612	0.7598	110	100		10,676
110 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	10,676

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	495	50	1,601
D/W/P: Asphalt Paving	2.89	1555	50	2,247
D/W/P: Patio Blocks	14.26	54	50	385
D/W/P: Brick on Sand	16.52	156	50	1,288
Wood Frame	26.22	96	50	1,258
Total Estimated Land Improvements True Cash Value =				6,779

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1991

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1008 SF Floor Area = 1008 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,008		
			Total:	142,865	114,292

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	948
2 Fixture Bath	1	2,502	2,002

Water/Sewer

1000 Gal Septic	1	4,386	3,509
Water Well, 50 Feet	1	3,344	2,675

Porches

WPP	67	2,341	1,873

Deck

Treated Wood	217	4,116	3,293

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	384	16,339	13,071
Common Wall: 1 Wall	1	-2,421	-1,937
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	21,439	17,151

Built-Ins

Appliance Allow.	1	1,897	1,518

Totals: 197,993 158,395

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 194,826

2026 Est. T.C.V. 009-660-035-00 = 212,281

Est. TCV/Total Floor Area = 210.60, Most recent sale 06/28/2013 for 54,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
91,000	91,000	91,000	51,894	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,100	0	1,401	0	

Parcel Number: 009-660-035-00Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
106,100	106,100	106,100	53,295	53,295	53,295

009-660-036-00	2026 Est. T.C.V.	KOBOLDT BRIAN J
Property Class: 401		2199 S AMY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 36 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	109.00	200.00	1.1639	0.7598	110	100		10,603
109 Actual Front Feet,	0.50	Total Acres			Total Est.	Land Value =		10,603

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1980

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1040 SF Floor Area = 1040 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,040		
			Total:	165,503	115,851

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 50 Feet	1	3,344	2,341

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	21,479	15,035

Built-Ins

Appliance Allow.	1	2,713	1,899

Deck

Treated Wood	16	716	501

Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	80	321	228	*71% Good

Totals:	200,187	140,132

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 172,362

2026 Est. T.C.V. 009-660-036-00 = 182,965

Est. TCV/Total Floor Area = 175.93, Most recent sale 10/01/2001 for 90,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
77,500	77,500	77,500	42,120	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	14,000	0	0	1,137	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
91,500	91,500	91,500	43,257	43,257	43,257

009-660-037-00	2026 Est. T.C.V.	DAWSON STEVEN
Property Class: 402		S AMY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 37 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	110.00	200.00	1.1612	0.7598	110	100		10,676
110 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	10,676

2026 Est. T.C.V. 009-660-037-00 = 10,676

Est. TCV/Total Floor Area = 10.27

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
4,400	4,400	4,400	3,524	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	900	0	0	95	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,300	5,300	5,300	3,619	3,619	3,619	

009-660-038-00	2026 Est. T.C.V.	DAWSON STEVEN E
Property Class: 401		2157 S AMY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 38 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	110.00	200.00	1.1612	0.7598	110	100		10,676
110 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	10,676

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1100	50	4,493
Wood Frame	27.96	120	50	1,677
Total Estimated Land Improvements				True Cash Value = 6,170

Cost Est. for Res. Bldg: 1 Single Family BI Cls C Blt 1985

(11) Heating System: Forced Air w/ Ducts

Ground Area = 988 SF Floor Area = 1581 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Bi-Level	Siding	Bi-Lev. 60%	988		
			Total:	187,752	131,425

Other Additions/Adjustments

Exterior

Brick Veneer	152	2,517	1,762

Plumbing

Average Fixture(s)	1	1,422	995
2 Fixture Bath	1	2,996	2,097

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 100 Feet	1	5,734	4,014

Deck

Treated Wood	96	2,414	1,690
Pine w/Roof (Deck Portion)	96	1,927	1,349
Pine w/Roof (Roof portion)	96	1,731	1,212
Treated Wood	48	1,667	1,167

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	528	22,551	15,786
Door Opener	1	527	369

Built-Ins

Appliance Allow.	1	2,713	1,899

Porches

CCP (1 Story)	24	1,185	829

Breezeways

Frame Wall	120	8,100	5,670

Totals:	247,925	173,546

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 213,462

2026 Est. T.C.V. 009-660-038-00

= 230,308

Est. TCV/Total Floor Area = 145.67

Parcel Number: 009-660-038-00

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2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM	
	99,500		99,500	99,500	50,078	2.70	
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		15,700	0	0	1,352	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	115,200		115,200	115,200	51,430	51,430	51,430

009-660-039-00	2026 Est. T.C.V.	WOOD MARCIA & STAUFFER G & GETTY L
Property Class: 402		S AMY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W N 1/2 OF LOT 39. SOUTHSORE FARMS SUB.

SPLIT 1/2 OF LOT TO 039-50 FOR 93

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	55.00	200.00	1.3809	0.7598	110	100	S1/2 OF LOT	6,348
55 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	6,348

2026 Est. T.C.V. 009-660-039-00 = 6,348

Est. TCV/Total Floor Area = 4.02

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
2,600	2,600	2,600	2,600	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	600	0	0	70	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,200	3,200	3,200	2,670	2,670	2,670	

009-660-039-50	2026 Est. T.C.V.	DAWSON STEVEN EARL
Property Class: 402		S AMY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W S 1/2 OF LOT 39 SOUTHSORE FARMS SUB.

SPLIT FROM 039-00 IN 92

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	55.00	200.00	1.3809	0.7598	110	100	1/2 OF LOT	6,348
55 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	6,348

2026 Est. T.C.V. 009-660-039-50 = 6,348

Est. TCV/Total Floor Area = 4.02

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
2,600	2,600	2,600	2,029	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	600	0	0	54	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,200	3,200	3,200	2,083	2,083	2,083	

009-660-040-00	2026 Est. T.C.V.	WOOD MARCIA & STAUFFER G & GETTY L
Property Class: 401		2115 S AMY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 40 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	110.00	200.00	1.1612	0.7598	110	100		10,676
110 Actual Front Feet,	0.51	Total Acres			Total Est.	Land Value =		10,676

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	2300	50	9,395
Total Estimated Land Improvements		True Cash Value =		9,395

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1992

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1344 SF Floor Area = 1344 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	960		
1 Story	Siding	Crawl Space	384		
		Total:		171,675	120,173

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 50 Feet	1	3,344	2,341

Deck

Treated Wood	112	2,694	1,886
Treated Wood	16	716	501

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	21,479	15,035

Built-Ins

Appliance Allow.	1	2,713	1,899

Porches

WCP (1 Story)	24	1,776	1,243

Totals: 214,986 150,490

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 185,103

2026 Est. T.C.V. 009-660-040-00 = 205,174

Est. TCV/Total Floor Area = 152.66, Most recent sale 07/14/2015 for 118,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
88,300	88,300	88,300	59,508	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	14,300	0	1,606	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-
102,600	102,600	102,600	61,114	61,114

009-660-041-00	2026 Est. T.C.V.	WOOD MARCIA & STAUFFER G & GETTY L
Property Class: 402		S AMY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 41 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	110.00	200.00	1.1612	0.7598	110	100		10,676
110 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	10,676

2026 Est. T.C.V. 009-660-041-00 = 10,676

Est. TCV/Total Floor Area = 7.94

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
4,400	4,400	4,400	4,400	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	900	0	0	118	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,300	5,300	5,300	4,518	4,518	4,518	

009-660-042-00	2026 Est. T.C.V.	WARCHOL MICHAEL
Property Class: 401		2073 S AMY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 42 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	110.00	200.00	1.1612	0.7598	110	100		10,676
110 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	10,676

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	1050	0	0
D/W/P: 4in Ren. Conc.	8.17	480	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family TRI Cls C 5 Blt 1975

(11) Heating System: Forced Heat & Cool

Ground Area = 1118 SF Floor Area = 1690 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	528		
1 Story	Siding	Basement	384		
1 Story	Siding	Crawl Space	206		
1 Story	Siding	Overhang	44		
Total:				234,439	152,363

Other Additions/Adjustments

Exterior

Brick Veneer	92	1,524	991

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911
2 Fixture Bath	1	2,996	1,947

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174

Porches

WPP	291	5,366	3,488
CPP	24	657	427

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	21,439	13,935
Common Wall: 1 Wall	1	-2,421	-1,574

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	15,541

Built-Ins

Appliance Allow.	1	2,713	1,763

Totals:	304,556	197,938

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 243,464

Parcel Number: 009-660-042-00

Page: 2

 Est. TCV/Total Floor Area = 151.50, Most recent sale 09/29/2017 for 135,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
109,900	109,900	109,900	79,011	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	18,100	0	0	2,133	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
128,000	128,000	128,000	81,144	81,144	0	

009-670-014-01	2026 Est. T.C.V.	KLEINHEKSEL BARBARA TRUST
Property Class: 401		1510 S MOREY RD A
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W UNIT A AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT.

2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS

Land Value Estimates for Land Table 4083.4083 GREEN KNOLL UNITS

		* Factors *		1/12 INTEREST		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
UNITS A-G	211.05	638.74	1.0000	1.0000	3400	8 1/12TH INTEREST
211 Actual Front Feet, 3.10 Total Acres					Total Est. Land Value =	57,406

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.94	199	93	4,060
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	50	500
Total Estimated Land Improvements True Cash Value =				4,560

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1954

(11) Heating System: Wall/Floor Furnace
 Ground Area = 634 SF Floor Area = 634 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	634		
			Total:	78,007	50,703

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Porches

WSEP (1 Story)	201	9,632	6,261
WPP	128	3,259	2,118

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 100 Feet	1	5,415	3,520

Built-Ins

Appliance Allow.	1	1,897	1,233

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals: 100,695 65,450

Notes:

ECF (4083A GREEN KNOLL RES GROUP A) 1.800 => TCV: 117,811

2026 Est. T.C.V. 009-670-014-01 = 179,777

Est. TCV/Total Floor Area = 283.56

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
87,200	87,200	87,200	26,845	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,700	0	0	724	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
89,900	89,900	89,900	27,569	27,569	0

009-670-014-02	2026 Est. T.C.V.	KLEINHEKSEL CRAIG & DARLENE
Property Class: 401		1510 S MOREY RD B
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W UNIT B AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT.

2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS

Land Value Estimates for Land Table 4083.4083 GREEN KNOLL UNITS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
UNITS A-G	211.05	638.75	1.0000	1.0000	3400	8	1/12 INTEREST	57,406
211 Actual Front Feet, 3.10 Total Acres					Total Est.		Land Value =	57,406

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.94	199	93	4,060

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	50	500
Total Estimated Land Improvements				True Cash Value = 4,560

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1954

(11) Heating System: Wall/Floor Furnace

Ground Area = 634 SF Floor Area = 634 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	634		
			Total:	78,007	50,703

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Porches

WSEP (1 Story)	201	9,632	6,261
WPP	128	3,259	2,118

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 100 Feet	1	5,415	3,520

Built-Ins

Appliance Allow.	1	1,897	1,233

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals: 100,695 65,450

Notes: DUPLEX -SOUTH 1/2

ECF (4083A GREEN KNOLL RES GROUP A) 1.800 => TCV: 117,811

2026 Est. T.C.V. 009-670-014-02 = 179,777

Est. TCV/Total Floor Area = 283.56

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
87,200	87,200	87,200	27,675	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,700	0	0	747	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,900	89,900	89,900	28,422	28,422	0	

009-670-014-03	2026 Est. T.C.V.	KLEINHEKSEL CONRAD TRUST
Property Class: 401		1510 S MOREY RD C
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W UNIT C AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT.

2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS

Land Value Estimates for Land Table 4083.4083 GREEN KNOLL UNITS

* Factors *				1/12 INTEREST			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
UNITS A-G	211.05	638.75	1.0000	1.0000	3400	8	1/12TH INTEREST
211 Actual Front Feet, 3.10 Total Acres					Total Est. Land Value =		57,406

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.18	240	0	0
D/W/P: 3.5 Concrete	6.16	80	0	0
D/W/P: Patio Blocks	14.26	144	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	50	500
Total Estimated Land Improvements True Cash Value =				500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1954

(11) Heating System: Wall/Floor Furnace
 Ground Area = 600 SF Floor Area = 600 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	600		
Total:				74,359	48,333

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Porches

CCP (1 Story)	91	2,492	1,620

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 100 Feet	1	5,415	3,520

Built-Ins

Appliance Allow.	1	1,897	1,233

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals: 86,648 56,321

Notes:

ECF (4083A GREEN KNOLL RES GROUP A) 1.800 => TCV: 101,378

2026 Est. T.C.V. 009-670-014-03 = 159,284

Est. TCV/Total Floor Area = 265.47

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
77,500	77,500	77,500	25,923	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,100	0	699	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
79,600	79,600	79,600	26,622	26,622	0

009-670-014-04	2026 Est. T.C.V.	O'BRIEN MICHAEL & DONNA A
Property Class: 401		1510 S MOREY RD D
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W UNIT D AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT.

2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS

Land Value Estimates for Land Table 4083.4083 GREEN KNOLL UNITS

		* Factors *		1/12 INTEREST		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
UNITS A-G	211.05	638.75	1.0000	1.0000	3400	8 1/12TH INTEREST
211 Actual Front Feet, 3.10 Total Acres					Total Est. Land Value =	57,406

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.18	288	0	0
D/W/P: 3.5 Concrete	6.16	80	0	0
D/W/P: Patio Blocks	14.26	144	0	0
Wood Frame	22.09	195	94	4,050

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	50	500
Total Estimated Land Improvements True Cash Value =				4,550

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1954

(11) Heating System: Wall/Floor Furnace
 Ground Area = 600 SF Floor Area = 600 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	600		
Total:				74,359	48,333

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Porches

CCP (1 Story)	91	2,492	1,620

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 100 Feet	1	5,415	3,520

Built-Ins

Appliance Allow.	1	1,897	1,233

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals: 86,648 56,321

Notes:

ECF (4083A GREEN KNOLL RES GROUP A) 1.800 => TCV: 101,378

2026 Est. T.C.V. 009-670-014-04 = 163,334

Est. TCV/Total Floor Area = 272.22, Most recent sale 01/19/2007 for 160,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
79,500	79,500	79,500	43,126	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,200	0	1,164	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
81,700	81,700	81,700	44,290	44,290	0

009-670-014-05	2026 Est. T.C.V.	VALIERE ROGER & CATHERINE TRUSTEES
Property Class: 401		1510 S MOREY RD E
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W UNIT E AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT.

2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS

Land Value Estimates for Land Table 4083.4083 GREEN KNOLL UNITS

		* Factors *		1/12TH			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
UNITS A-G	211.05	638.75	1.0000	1.0000	3400	8	1/12TH INTEREST
211 Actual Front Feet, 3.10 Total Acres					Total Est. Land Value =		57,406

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	381	0	0
D/W/P: Patio Blocks	14.26	8	0	0
Wood Frame	22.20	192	93	3,964

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	50	500
Total Estimated Land Improvements True Cash Value =				4,464

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1954

(11) Heating System: Wall/Floor Furnace
 Ground Area = 576 SF Floor Area = 576 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	576		
Total:				71,691	46,599

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Porches

WGEP (1 Story)	196	14,373	9,342

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 100 Feet	1	5,415	3,520

Built-Ins

Appliance Allow.	1	1,897	1,233

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals:	95,861	62,309

Notes:

ECF (4083A GREEN KNOLL RES GROUP A) 1.800 => TCV: 112,156

2026 Est. T.C.V. 009-670-014-05 = 174,026

Est. TCV/Total Floor Area = 302.13, Most recent sale 11/18/2010 for 70,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
84,400	84,400	84,400	45,112	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,600	0	1,218	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
87,000	87,000	87,000	46,330	46,330	0

009-670-014-06	2026 Est. T.C.V.	DUIMSTRA RICHARD A & DEBORAH L
Property Class: 401		1510 S MOREY RD F
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W AN UNDIVIDED 1/12 INTEREST IN LOT 14 SOUTH SHORE PLAT INCLUDING THE EXCLUSIVE RITH OF OCCUPANCY OF UNIT ASSOCIATION UNIT F AS SHOWN IN GREEN KNOLL ASSOCIATES SURVEY RECORDED IN LIBER 216, PAGE 274 TO 289, MISSAUKEE COUNTY RECORDS.

2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####

Land Value Estimates for Land Table 4083.4083 GREEN KNOLL UNITS

		* Factors *		1/12 INTEREST		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
UNITS A-G	211.05	638.75	1.0000	1.0000	3400	8 1/12 INTEREST
211 Actual Front Feet,	3.10	Total Acres			Total Est.	Land Value =
						57,406

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00	1 50	500
Total Estimated Land Improvements		True Cash Value =	500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1954

(11) Heating System: Wall/Floor Furnace
 Ground Area = 598 SF Floor Area = 598 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	598		
			Total:	74,138	48,190

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,185	770

Porches			
CGEP (1 Story)	170	10,389	6,753

Water/Sewer			
Public Sewer	1	1,300	845
Water Well, 100 Feet	1	5,415	3,520

Built-Ins			
Appliance Allow.	1	1,897	1,233

Garages			
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	166	7,302	4,746

Local Cost Items				
SANITARY SEWER	1	0	0	*88% Good

Totals: 101,626 66,057

Notes: 2015 SUN ROOM

ECF (4083A GREEN KNOLL RES GROUP A) 1.800 => TCV: 118,902

2026 Est. T.C.V. 009-670-014-06 = 176,808

Est. TCV/Total Floor Area = 295.67, Most recent sale 10/12/2005 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
86,000	86,000	86,000	46,172	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,400	0	1,246	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

88,400

88,400

88,400

47,418

47,418

0

009-670-014-07	2026 Est. T.C.V.	PUGH JOHN
Property Class: 401		1510 S MOREY RD G
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W UNIT G AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT.

2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS

Land Value Estimates for Land Table 4083.4083 GREEN KNOLL UNITS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
UNITS A-G	211.05	638.75	1.0000	1.0000	3400	8	1/12TH	57,406
211 Actual Front Feet, 3.10 Total Acres					Total Est. Land Value =			57,406

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value

LAND IMPROVE 1000	1,000.00	1	50	500

Total Estimated Land Improvements True Cash Value =				500

Cost Est. for Res. Bldg: 1 Single Family 1S	Cls CD	Blt 1954

(11) Heating System: Wall/Floor Furnace

Ground Area = 587 SF Floor Area = 587 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	587		
			Total:	72,915	47,396

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Porches

CCP (1 Story)	95	2,586	1,681

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	297	12,302	7,996

Water/Sewer

Public Sewer	1	1,300	845

Water Well, 100 Feet	1	5,415	3,520

Built-Ins

Appliance Allow.	1	1,897	1,233

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals:	97,600	63,441

Notes: UNIT G

ECF (4083A GREEN KNOLL RES GROUP A) 1.800 => TCV:	114,193

2026 Est. T.C.V. 009-670-014-07	=	172,099

Est. TCV/Total Floor Area = 293.18, Most recent sale 09/06/2007 for 70,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
84,100	84,100	84,100	44,507	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,900	0	1,201	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
86,000	86,000	86,000	45,708	45,708	0

009-670-014-08	2026 Est. T.C.V.	MARSHALL LEONARD E
Property Class: 401		1510 S MOREY RD H
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W UNIT H AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT.

2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS

Land Value Estimates for Land Table 4083.4083 GREEN KNOLL UNITS

		* Factors *		LOT 14				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
UNITS H,I,J	211.05	638.75	1.0000	1.0000	2500	8	1/12TH INTEREST	42,210
211 Actual Front Feet, 3.10 Total Acres					Total Est. Land Value =			42,210

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	100	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	50	500
Total Estimated Land Improvements True Cash Value =				500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1959

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 2003 SF Floor Area = 2354 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	1,404		
1 Story	Siding	Crawl Space	344		
1 Story	Siding	Crawl Space	255		
Total:				242,348	145,408

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Porches

WPP	512	8,008	4,805
WCP (1 Story)	20	1,386	832

Deck

Treated Wood	277	4,834	2,900

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	859	25,547	15,328
Common Wall: 1 Wall	1	-1,972	-1,183
Door Opener	2	935	561

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 100 Feet	1	5,415	3,249

Built-Ins

Appliance Allow.	1	1,897	1,138

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals: 290,883 174,529

Notes:

ECF (4083A GREEN KNOLL RES GROUP A) 1.800 => TCV: 314,152

Parcel Number: 009-670-014-08

Page: 2

2026 Est. T.C.V. 009-670-014-08	=	356,862
Est. TCV/Total Floor Area = 151.60, Most recent sale 05/15/2008 for 0		
2025 Assessed	MBOR	S.E.V.
171,400	171,400	171,400
		Base for Cap
		60,949
		IRM
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	7,000	0
		Tax Adjustment
		1,645
		Losses
		0
2026 Assessed	MBOR	S.E.V.
178,400	178,400	178,400
		Capped
		62,594
		->Taxable<-
		62,594
		PRE/MBT
		62,594

009-670-014-09	2026 Est. T.C.V.	MARSHALL PENNIE K
Property Class: 401		1510 S MOREY RD I
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W UNIT I AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT.

2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS

Land Value Estimates for Land Table 4083.4083 GREEN KNOLL UNITS

		* Factors *		LOT 14				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
UNITS H,I,J	211.05	638.75	1.0000	1.0000	2500	8	1/12TH INTEREST	42,210
211 Actual Front Feet, 3.10 Total Acres					Total Est. Land Value =			42,210

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	50	500
Total Estimated Land Improvements True Cash Value =				500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1954

(11) Heating System: Wall/Floor Furnace
 Ground Area = 384 SF Floor Area = 384 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	384		
			Total:	48,269	28,962

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	949	569

Porches

CCP (1 Story)	153	3,510	2,106

Water/Sewer

Public Sewer	1	1,107	664
Water Well, 100 Feet	1	4,946	2,968

Built-Ins

Appliance Allow.	1	1,543	926

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals:	60,324	36,195

Notes:

ECF (4083B GREEN KNOLL RES GROUP B) 1.800 => TCV: 65,151

2026 Est. T.C.V. 009-670-014-09 = 107,861

Est. TCV/Total Floor Area = 280.89

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
53,300	53,300	53,300	16,771	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	0	452	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
53,900	53,900	53,900	17,223	17,223	17,223	

009-670-014-10	2026 Est. T.C.V.	HARVEY ERIC TRUST
Property Class: 401		1510 S MOREY RD J
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W UNIT J AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT.

2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS

Land Value Estimates for Land Table 4083.4083 GREEN KNOLL UNITS

		* Factors *		LOT 14				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
UNITS H,I,J	211.05	638.75	1.0000	1.0000	2500	8	1/12TH INTEREST	42,210
211 Actual Front Feet, 3.10 Total Acres					Total Est. Land Value =			42,210

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	50	500
Total Estimated Land Improvements True Cash Value =				500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1954

(11) Heating System: Wall/Floor Furnace
 Ground Area = 352 SF Floor Area = 352 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	352		
			Total:	45,715	27,428

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Deck

Treated Wood	116	2,704	1,622

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 100 Feet	1	5,415	3,249

Built-Ins

Appliance Allow.	1	1,897	1,138

Porches

CPP	16	414	248

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals:	58,630	35,176

Notes:

ECF (4083B GREEN KNOLL RES GROUP B) 1.800 => TCV: 63,318

2026 Est. T.C.V. 009-670-014-10 = 106,028

Est. TCV/Total Floor Area = 301.22, Most recent sale 10/03/2007 for 34,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
52,100	52,100	52,100	18,907	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	900	0	510	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
53,000	53,000	53,000	19,417	19,417	0

009-670-014-11	2026 Est. T.C.V.	MARSHALL HEATHER LYNN &
Property Class: 401		1510 S MOREY RD K
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2014-03076 AN UNDIVIDED 1/12TH INTEREST IN LOT 14 IN THE PLAT OF SOUTH SHORE PLAT. INCLUDING THE EXCLUSIVE RIGHT TO OCUPANCY OF UNIT ASSOCIATION UNIT K, AS SHOWN IN THE GREEN KNOLL ASSOCIATES SURVEY RECORDED IN LIBER 216, PAGE 289, MISSAUKEE COUNTY RECORDS.

FORMERLY ABBREVIATED AS SEC 12 T22N R8W UNIT K AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT.

2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS

Land Value Estimates for Land Table 4083.4083 GREEN KNOLL UNITS

* Factors *				LOT 14				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
UNITS K&L	211.05	638.75	1.0000	1.0000	1300	8	1/12 INTEREST	21,949
211 Actual Front Feet, 3.10 Total Acres					Total Est. Land Value =			21,949

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	50	500
Total Estimated Land Improvements True Cash Value =				500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1954

(11) Heating System: Wall/Floor Furnace
Ground Area = 363 SF Floor Area = 363 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	363		
			Total:	51,785	33,661

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Porches

CPP	24	657	427

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals: 63,776 41,454

Notes: 2015 NEW SIDING

ECF (4083B GREEN KNOLL RES GROUP B) 1.800 => TCV: 74,617

2026 Est. T.C.V. 009-670-014-11 = 97,066

Est. TCV/Total Floor Area = 267.40, Most recent sale 06/20/2023 for 95,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
47,300	47,300	47,300	47,300	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	1,200	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
48,500	48,500	48,500	48,577	48,500	0

009-670-014-12	2026 Est. T.C.V.	BALCOM DAVID
Property Class: 401		1510 S MOREY RD L
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W UNIT L AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT.

2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS

Land Value Estimates for Land Table 4083.4083 GREEN KNOLL UNITS

		* Factors *		LOT 14			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
UNITS K&L	211.05	638.75	1.0000	1.0000	1300	8	1/12TH INTEREST
211 Actual Front Feet, 3.10 Total Acres					Total Est. Land Value =		21,949

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.31	85	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	50	500
Total Estimated Land Improvements True Cash Value =				500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1954

(11) Heating System: Wall/Floor Furnace

Ground Area = 428 SF Floor Area = 428 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	428		
Total:				65,406	42,510

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,366	888

Water/Sewer

Public Sewer	1	1,407	915
Water Well, 100 Feet	1	5,507	3,580

Built-Ins

Appliance Allow.	1	2,605	1,693

Porches

CPP	16	421	274

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals: 76,712 49,860

Notes:

ECF (4083B GREEN KNOLL RES GROUP B) 1.800 => TCV: 89,748

2026 Est. T.C.V. 009-670-014-12 = 112,197

Est. TCV/Total Floor Area = 262.14, Most recent sale 05/21/2021 for 114,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
55,400	55,400	55,400	55,400	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	700	0	0	700	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
56,100	56,100	56,100	56,895	56,100	0

009-680-001-00	2026 Est. T.C.V.	MOLITOR C & SCANLON M FAMILY TRUST
Property Class: 401		7499 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. LOT 1 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	59.23	166.00	1.0045	0.9369	4100	100		228,550
64 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	228,550

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 2025

(11) Heating System: Forced Heat & Cool

Ground Area = 1584 SF Floor Area = 2604 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	864		
1 Story	Siding	Crawl Space	720		
1 Story	Siding	Overhang	156		
		Total:		323,345	320,108

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,408
3 Fixture Bath	1	4,478	4,433
2 Fixture Bath	1	2,996	2,966

Porches

CCP (1 Story)	40	1,327	1,314
CCP (1 Story)	484	12,424	12,300

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	728	34,092	33,751
Common Wall: 1 Wall	1	-2,589	-2,563
Door Opener	1	527	522

Water/Sewer

Public Sewer	1	1,465	1,450
Water Well, 100 Feet	1	5,734	5,677

Built-Ins

Appliance Allow.	1	2,713	2,686

Fireplaces

Direct-Vented Gas	1	2,963	2,933

Local Cost Items

GENERATOR	1	1	1	*100% Good

Totals: 390,898 386,986

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 657,876

2026 Est. T.C.V. 009-680-001-00 = 886,426

Est. TCV/Total Floor Area = 340.41, Most recent sale 07/01/2001 for 165,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
165,800	165,800	165,800	136,662	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
268,600	8,800	0	268,600	3,689	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
443,200	443,200	443,200	408,951	408,951	408,951	

009-680-002-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

HEILMAN TED A & AMY S
7489 W WHITE BIRCH AVE
LAKE CITY, MI 49651

. LOT 2 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	59.70	166.35	1.0018	0.9376	4100	100		229,889
65 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	229,889

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	520	0	0
Wood Frame	31.74	83	94	2,476

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,426

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1972

(11) Heating System: Forced Heat & Cool
Ground Area = 1341 SF Floor Area = 1341 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,341		
			Total:	179,398	116,609

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

WCP (1 Story)	184	8,028	5,218

Deck

Treated Wood	260	4,742	3,082

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	360	18,932	12,306
Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals: 231,436 150,434

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 255,738

2026 Est. T.C.V. 009-680-002-00 = 489,053
Est. TCV/Total Floor Area = 364.69, Most recent sale 01/26/2018 for 264,000

Parcel Number: 009-680-002-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	229,200	229,200	229,200	158,325	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	15,300	0	0	4,274	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	244,500	244,500	244,500	162,599	162,599	0

009-680-003-00	2026 Est. T.C.V.	KOLARIK ELLEN B TRUST
Property Class: 401		7479 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 3 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	59.55	169.03	1.0027	0.9428	4100	100		230,790
64 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	230,790

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	1285	50	4,472
Total Estimated Land Improvements				True Cash Value = 4,472

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2019

(11) Heating System: Forced Heat & Cool

Ground Area = 2310 SF Floor Area = 3279 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	608		
1.75 Story	Siding	Crawl Space	760		
1.5 Story	Siding	Crawl Space	798		
1 Story	Siding	Crawl Space	144		
			Total:	402,314	382,190

Other Additions/Adjustments

Exterior

Stone Veneer	30	1,097	1,042

Plumbing

Average Fixture(s)	1	1,422	1,351
3 Fixture Bath	2	8,956	8,508

Porches

CCP (1 Story)	72	2,208	2,098
CCP (1 Story)	48	1,531	1,454
CCP (1 Story)	232	6,294	5,979

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	1000	35,640	33,858
Common Wall: 1/2 Wall	1	-1,294	-1,229
Door Opener	2	1,054	1,001

Water/Sewer

Public Sewer	1	1,465	1,392
Water Well, 50 Feet	1	3,344	3,177

Built-Ins

Appliance Allow.	1	2,713	2,577

Totals: 466,744 443,398

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 753,777

2026 Est. T.C.V. 009-680-003-00 = 989,039

Est. TCV/Total Floor Area = 301.63, Most recent sale 12/01/2001 for 250,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
451,100	451,100	451,100	336,790	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	43,400	0	9,093	0

Parcel Number: 009-680-003-00Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
494,500	494,500	494,500	345,883	345,883	345,883

009-680-004-00	2026 Est. T.C.V.	MAXWELL KEVIN P
Property Class: 401		7469 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 4 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	57.50	179.00	1.0150	0.9619	4100	100		230,175
61 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	230,175

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	794	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1976

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1356 SF Floor Area = 1650 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,176		
1 Story	Siding	Crawl Space	180		
Total:				217,630	152,348

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995

Porches

WCP (1 Story)	32	2,480	1,736

Deck

Treated Wood	363	5,902	4,131

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	648	23,367	16,357
Door Opener	2	1,054	738

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Exterior 1 Story	1	6,387	4,471

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 265,764 186,041

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 316,270

2026 Est. T.C.V. 009-680-004-00 = 548,945

Est. TCV/Total Floor Area = 332.69, Most recent sale 06/29/2023 for 529,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-680-004-00

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	243,900	243,900	243,900	239,810	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	13,300	17,300	0	13,300	6,474	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	274,500	274,500	274,500	259,584	259,584	0

009-680-005-00	2026 Est. T.C.V.	LITTLETON ULAY W JR & KELLY L
Property Class: 401		7459 W WHITE BIRCH CT
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 5 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	62.60	174.00	0.9853	0.9524	4100	100		240,847
69 Actual Front Feet,	0.24	Total Acres			Total Est.	Land Value =		240,847

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	15	50	49
D/W/P: 4in Ren. Conc.	8.17	993	50	4,056
Total Estimated Land Improvements		True Cash Value =		4,105

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1970

(11) Heating System: Forced Heat & Cool

Ground Area = 1320 SF Floor Area = 1608 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,152		
1 Story	Siding	Slab	168		
		Total:		218,251	141,854

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

WCP (1 Story)	192	8,262	5,370

Deck

Treated Wood	90	2,335	1,518

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	624	25,272	16,427
Common Wall: 1/2 Wall	1	-1,294	-841
Door Opener	2	1,054	685

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 273,689 177,889

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 302,411

2026 Est. T.C.V. 009-680-005-00 = 547,363

Est. TCV/Total Floor Area = 340.40, Most recent sale 09/21/2020 for 325,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-680-005-00

Page: 2

	255,600	255,600	255,600	188,046	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	18,100	0	0	5,077	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	273,700	273,700	273,700	193,123	193,123	0

009-680-006-00	2026 Est. T.C.V.	TIEMAN JAMES R & LYNN L TRUST
Property Class: 401		7449 W WHITE BIRCH CT
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 6 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.10	143.00	0.9994	0.8892	4100	100		218,984
65 Actual Front Feet,	0.19	Total Acres			Total Est.		Land Value =	218,984

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.58	300	50	1,137

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,637

Cost Est. for Res. Bldg: 1	Single Family	1.5S	Cls BC	Blt 2004

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1330 SF Floor Area = 2331 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,330		
1 Story	Siding	Overhang	336		
			Total:	318,730	254,984

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,094	1,675

Deck

Treated Wood	300	5,511	4,409

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	672	40,844	32,675
Common Wall: 1 Wall	1	-3,005	-2,404
Door Opener	1	659	527

Water/Sewer

Public Sewer	1	1,877	1,502
Water Well, 100 Feet	1	6,387	5,110

Built-Ins

Appliance Allow.	1	3,899	3,119

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	376,996	301,597

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 512,715

2026 Est. T.C.V. 009-680-006-00 = 735,336

Est. TCV/Total Floor Area = 315.46, Most recent sale 09/01/1996 for 117,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
341,300	341,300	341,300	222,758	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	26,400	0	0	6,014	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
367,700	367,700	367,700	228,772	228,772	0	

009-680-007-00	2026 Est. T.C.V.	BEDELL WAYNE E & CAROL M
Property Class: 401		7439 W WHITE BIRCH CT
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 7 & W 15 FT OF LOT 8 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
* Factors * BORDERS CUL DE SAC

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	72.19	104.14	0.8774	0.7958	4100	100	LOT 7	206,667
C 67' @ 1600/FF	15.00	45.32	0.9119	0.5501	1600	25	W 15 F OF LOT8	3,010
93 Actual Front Feet, 0.18 Total Acres								Total Est. Land Value = 209,676

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	640	71	2,990
Total Estimated Land Improvements True Cash Value =				2,990

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 10 Blt 1973

(11) Heating System: Forced Heat & Cool
Ground Area = 1600 SF Floor Area = 3056 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
2 Story	Siding	Crawl Space	1,456			
1 Story	Siding	Crawl Space	144			*71% Good
Total:				382,655	286,238	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
2 Fixture Bath	1	2,996	2,247

Porches

CCP (1 Story)	448	11,509	8,632
CPP	16	438	328

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 336 16,780 11,914 *71% Good

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 50 Feet	1	3,344	2,508

Built-Ins

Appliance Allow.	1	2,713	2,035

Fireplaces

Interior 1 Story	1	5,235	3,926

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 428,557 319,993

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 543,988

2026 Est. T.C.V. 009-680-007-00 = 756,654

Est. TCV/Total Floor Area = 247.60, Most recent sale 03/01/1998 for 125,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
350,000	350,000	350,000	232,021	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	28,300	0	0	6,264	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

378,300

378,300

378,300

238,285

238,285

0

009-680-009-00	2026 Est. T.C.V.	DAVID FAMILY TRUST
Property Class: 401		7409 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 9 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
* Factors * 60X124

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
G 67' @ 1500/	60.67	124.00	1.0251	0.9940	1500	100		92,731
60 Actual Front Feet,	0.17	Total Acres			Total Est.		Land Value =	92,731

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	329	50	1,082
D/W/P: 4in Ren. Conc.	8.17	942	50	3,848
Wood Frame	24.21	240	50	2,905
Total Estimated Land Improvements				True Cash Value = 7,835

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = 816 SF Floor Area = 1224 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	816		
			Total:	158,748	103,172

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Deck

Treated Wood	415	6,441	4,187

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	480	18,926	12,302

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 2 Story	1	7,869	5,115

Local Cost Items

SANITARY SEWER	1	0	0	*91% Good

Totals:	203,924	132,536

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 163,019

2026 Est. T.C.V. 009-680-009-00 = 263,585

Est. TCV/Total Floor Area = 215.35, Most recent sale 08/01/1996 for 87,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
132,800	132,800	132,800	57,901	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,000	0	0	1,563	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
131,800	131,800	131,800	59,464	59,464	0

009-680-010-00	2026 Est. T.C.V.	SIMMONDS JULIE
Property Class: 401		7419 W WHITE BIRCH CT
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 10 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	194.57	1.0000	0.9904	4100	100		243,641
60 Actual Front Feet, 0.27 Total Acres							Total Est. Land Value =	243,641

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1092	0	0
D/W/P: 3.5 Concrete	6.58	229	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 2017

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1343 SF Floor Area = 2014 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,343		
			Total:	254,860	236,966

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,322
3 Fixture Bath	1	4,478	4,165
2 Fixture Bath	1	2,996	2,786

Porches

WCP (1 Story)	303	10,481	9,747

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	912	40,320	37,498
Storage Over Garage	456	6,037	5,614
Common Wall: 1 Wall	1	-2,589	-2,408
Door Opener	1	527	490

Water/Sewer

Public Sewer	1	1,465	1,362
Water Well, 100 Feet	1	5,734	5,333

Built-Ins

Appliance Allow.	1	2,713	2,523

Totals: 328,444 305,398

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 519,177

2026 Est. T.C.V. 009-680-010-00 = 765,193

Est. TCV/Total Floor Area = 379.94, Most recent sale 08/29/2014 for 110,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
354,400	354,400	354,400	224,440	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	28,200	0	0	6,059	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
382,600	382,600	382,600	230,499	230,499	230,499	

009-680-011-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

SCHAFER RICHARD & SHAWN
7399 W WHITE BIRCH AVE
LAKE CITY, MI 49651

. LOT 11 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	58.67	231.00	1.0079	1.0517	3800	100		236,317
58 Actual Front Feet, 0.31 Total Acres							Total Est. Land Value =	236,317

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	33.84	100	50	1,692
D/W/P: 4in Ren. Conc.	8.17	2474	50	10,106
Total Estimated Land Improvements				11,798

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2024

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost

Plumbing

3 Fixture Bath	1	-4,478	-4,433

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	1	527	522
Base Cost	3360	79,464	78,669

Deck

w/Roof (Roof portion)	1284	19,106	18,915

Totals:	94,619	93,673

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 159,244

Cost Est. for Res. Bldg: 2 Single Family 1.75S Cls C 5 Blt 1974

(11) Heating System: Forced Heat & Cool
Ground Area = 1122 SF Floor Area = 1964 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	1,122		
			Total:	251,933	163,765

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

WCP (1 Story)	180	7,909	5,141
CPP	20	548	356

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Parcel Number: 009-680-011-00

Page: 2

Built-Ins				
Appliance Allow.	1	2,713	1,763	
Fireplaces				
Exterior 2 Story	1	7,869	5,115	
Local Cost Items				
SANITARY SEWER	1	0	0	*88% Good
Totals:		281,681	183,101	

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 311,272

2026 Est. T.C.V. 009-680-011-00					=	718,631
Est. TCV/Total Floor Area = 365.90, Most recent sale 03/31/2023 for 600,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
343,000	343,000	343,000	321,281	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,300	0	0	8,674	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
359,300	359,300	359,300	329,955	329,955	0	

009-680-012-00	2026 Est. T.C.V.	RUPPEL DANNY R
Property Class: 401		7389 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOTS 12 & 13 EXC N'LY 40 FT OF LOT 13. TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	80.67	156.00	0.9016	0.9167	3800	100		253,350
91 Actual Front Feet, 0.27 Total Acres							Total Est. Land Value =	253,350

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	70	50	243
Total Estimated Land Improvements			True Cash Value =	243

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1966

(11) Heating System: Forced Heat & Cool
 Ground Area = 768 SF Floor Area = 768 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	768		
			Total:	106,455	63,875

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853

Porches

WCP (1 Story)	154	7,069	4,241

Deck

Treated Wood	402	6,303	3,782

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	480	18,926	11,356
Door Opener	1	527	316

Water/Sewer

Public Sewer	1	1,465	879
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Interior 1 Story	1	5,235	3,141

Local Cost Items

SANITARY SEWER	1	0	0	*91% Good

Totals: 153,459 92,077

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 156,531

2026 Est. T.C.V. 009-680-012-00 = 410,124

Est. TCV/Total Floor Area = 534.02, Most recent sale 09/03/2025 for 425,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
211,900	211,900	211,900	107,162	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-6,800	0	0	97,938	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

205,100

205,100

205,100

110,055

205,100

205,100

009-680-013-00	2026 Est. T.C.V.	CHERNIK LARRY W & ROBIN S
Property Class: 402		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

N'LY 40 FT OF LOT 13. TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	53.47	124.09	1.0412	0.8462	3800	100		178,994
50 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	178,994

2026 Est. T.C.V. 009-680-013-00 = 178,994

Est. TCV/Total Floor Area = 233.07

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
94,200	94,200	94,200	31,094	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-4,700	0	839	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,500	89,500	89,500	31,933	31,933	0	

009-680-014-00	2026 Est. T.C.V.	CHERNIK LARRY W & ROBIN S
Property Class: 401		7369 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 14 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	117.00	1.0000	0.8289	3800	100		188,990
60 Actual Front Feet,	0.16	Total Acres			Total Est.	Land Value =		188,990

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	46.97	280	0	0
D/W/P: 3.5 Concrete	6.58	304	94	1,880
Wood Frame	26.29	160	94	3,954

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements	True Cash Value =			8,184

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1975

(11) Heating System: Forced Heat & Cool

Ground Area = 1319 SF Floor Area = 1513 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	776		
1 Story	Siding	Crawl Space	543		
		Total:		210,130	157,572

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
2 Fixture Bath	1	2,996	2,247

Porches

WPP	471	8,374	6,280

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 50 Feet	1	3,344	2,508

Built-Ins

Appliance Allow.	1	2,713	2,035

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 230,444 172,807

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 293,772

2026 Est. T.C.V. 009-680-014-00 = 490,946

Est. TCV/Total Floor Area = 324.49, Most recent sale 06/08/2004 for 225,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
234,400	234,400	234,400	128,770	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,100	0	0	3,476	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
245,500	245,500	245,500	132,246	132,246	0

009-680-015-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

COLLETT ROBERT & CYNTHIA
7359 W WHITE BIRCH AVE
LAKE CITY, MI 49651

. LOT 15 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	117.00	1.0000	0.8289	3800	100		188,990
60 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	188,990

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1976

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1236 SF Floor Area = 2426 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	924			
1.5 Story	Siding	Slab	312			*51% Good
1 Story	Siding	Overhang	572			
			Total:	267,939	166,788	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	2	8,956	5,821

Deck

Treated Wood	424	6,530	4,636	*71% Good

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	572	23,801	13,329	*56% Good
Common Wall: 1 Wall	1	-2,589	-1,450	

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 2 Story	1	7,869	5,115

Local Cost Items

SANITARY SEWER	1	0	0	*91% Good

Totals: 321,450 200,052

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 340,088

2026 Est. T.C.V. 009-680-015-00 = 529,078

Est. TCV/Total Floor Area = 218.09, Most recent sale 08/20/2021 for 510,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
253,300	253,300	253,300	190,279	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,200	0	0	5,137	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
264,500	264,500	264,500	195,416	195,416	0

009-680-016-00	2026 Est. T.C.V.	BONDY WILLIAM B & DENISE E
Property Class: 401		7349 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 16 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	116.58	1.0000	0.8279	3800	100		188,753
60 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	188,753

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	160	71	748
Total Estimated Land Improvements				True Cash Value = 748

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1970

(11) Heating System: Forced Heat & Cool
 Ground Area = 720 SF Floor Area = 1080 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	720		
			Total:	138,872	97,211

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
2 Fixture Bath	1	2,996	2,097

Porches

CGEP (1 Story)	64	5,923	4,146
CCP (1 Story)	48	1,531	1,072
WPP	432	7,690	5,383

Deck

Treated Wood	446	6,748	4,724

Balcony

Wood Balcony	80	3,494	2,446

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	384	16,247	11,373

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	2,713	1,899

Local Cost Items

SANITARY SEWER	1	0	0

Totals: 192,445 134,712

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 229,010

2026 Est. T.C.V. 009-680-016-00 = 418,511

Est. TCV/Total Floor Area = 387.51, Most recent sale 08/16/2024 for 450,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
202,800	202,800	202,800	202,800	2.70

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-680-016-00

Page: 2

0	6,500	0	0	5,475	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
209,300	209,300	209,300	208,275	208,275	0

009-680-017-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

DANN PETER M & DEBBIE L
7339 W WHITE BIRCH AVE
LAKE CITY, MI 49651

. LOT 17 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	116.24	1.0000	0.8270	3800	100		188,557
60 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	188,557

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	46.97	192	0	0
D/W/P: 4in Concrete	6.96	160	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
BOAT LIFT	500.00	1	0	0
Total Estimated Land Improvements				950

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 1965

(11) Heating System: Forced Heat & Cool
Ground Area = 1720 SF Floor Area = 2400 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	448		
1.75 Story	Siding	Crawl Space	800		
1 Story	Siding	Slab	472		
1 Story	Siding	Overhang	80		
Total:				320,319	208,205

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	2	8,956	5,821

Porches

CCP (1 Story)	40	1,327	863

Deck

Treated Wood	150	3,300	2,145
Treated Wood	1232	15,696	10,202

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0

Totals: 364,929 237,201

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 403,242

2026 Est. T.C.V. 009-680-017-00 = 592,749
Est. TCV/Total Floor Area = 246.98, Most recent sale 10/01/2020 for 490,000

Parcel Number: 009-680-017-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	279,400	279,400	279,400	201,254	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	17,000	0	0	5,433	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	296,400	296,400	296,400	206,687	206,687	0

009-680-018-00	2026 Est. T.C.V.	SCOTT DOUGLAS J
Property Class: 401		7329 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 18 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	116.00	1.0000	0.8264	3800	100		188,423
60 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	188,423

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	700	50	2,859
Total Estimated Land Improvements				True Cash Value = 2,859

Cost Est. for Res. Bldg: 1	Single Family	1.5S		Cls C	Blt 1986

(11) Heating System: Electric Baseboard

Ground Area = 864 SF Floor Area = 1296 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	864			*71% Good
			Total:	158,464	112,510	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,010

Deck

Treated Wood	296	5,156	3,661
Treated Wood	63	1,937	1,375

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	484	21,267	15,100
Door Opener	1	527	374

Water/Sewer

Public Sewer	1	1,465	1,040
Water Well, 50 Feet	1	3,344	2,374

Built-Ins

Appliance Allow.	1	2,713	1,926

Local Cost Items

SANITARY SEWER	1	0	0

Totals:	196,295	139,370

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 236,928

2026 Est. T.C.V. 009-680-018-00	=	428,210

Est. TCV/Total Floor Area = 330.41

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
207,200	207,200	207,200	85,367	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,900	0	0	2,304	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
214,100	214,100	214,100	87,671	87,671	87,671	

009-680-019-00	2026 Est. T.C.V.	TOTH ERIK & LINDSEY
Property Class: 401		7319 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 19 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	55.04	123.00	1.0306	0.8435	3800	100		181,845
52 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	181,845

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	616	71	2,878
Wood Frame	27.96	120	72	2,416
Total Estimated Land Improvements				5,294

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1972

(11) Heating System: Forced Air w/ Ducts

Ground Area = 945 SF Floor Area = 945 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	945		
			Total:	138,457	98,298

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,010

Deck

Treated Wood	420	6,493	4,610

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	312	17,216	12,223

Water/Sewer

Public Sewer	1	1,465	1,040
Water Well, 50 Feet	1	3,344	2,374

Built-Ins

Appliance Allow.	1	2,713	1,926

Breezeways

Frame Wall	36	2,430	1,725

Local Cost Items

SANITARY SEWER	1	0	0

Totals: 173,540 123,206

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 209,450

2026 Est. T.C.V. 009-680-019-00 = 396,589

Est. TCV/Total Floor Area = 419.67, Most recent sale 08/03/2023 for 510,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
192,800	192,800	192,800	181,559	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,500	0	4,902	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
198,300	198,300	198,300	186,461	186,461	0

009-680-020-00	2026 Est. T.C.V.	SCHRAM CHARLES P & LINDA C TRUST
Property Class: 401		7309 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 20 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	61.67	139.16	0.9905	0.8808	3800	100		204,430
60 Actual Front Feet, 0.20 Total Acres								Total Est. Land Value = 204,430

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	630	75	3,109
Wood Frame	25.62	176	71	3,201
Total Estimated Land Improvements True Cash Value =				6,310

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1978

(11) Heating System: Electric Baseboard

Ground Area = 864 SF Floor Area = 1296 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	864		
			Total:	166,396	124,791

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
2 Fixture Bath	2	5,993	4,495

Deck

Treated Wood	48	1,667	1,250
Treated Wood	384	6,121	4,591

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	720	27,972	20,979
Door Opener	1	527	395

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 50 Feet	1	3,344	2,508

Built-Ins

Appliance Allow.	1	2,713	2,035

Fireplaces

Exterior 2 Story	1	7,869	5,902

Breezeways

Frame Wall	260	17,550	13,162

Local Cost Items

SANITARY SEWER	1	0	0

Totals: 243,039 182,273

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 309,864

2026 Est. T.C.V. 009-680-020-00 = 520,604

Est. TCV/Total Floor Area = 401.70, Most recent sale 09/18/2009 for 240,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
251,400	251,400	251,400	135,150	2.70

Parcel Number: 009-680-020-00

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2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,900	0	0	3,649	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	260,300	260,300	260,300	138,799	138,799	0

009-680-021-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

DZIK DAVID & LINDA TRUST
7299 W WHITE BIRCH AVE
Lake City, MI 49651

. LOT 21 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.07	150.00	0.9996	0.9042	3800	100		206,325
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	206,325

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	30.53	90	50	1,374
Total Estimated Land Improvements				1,374

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1972

(11) Heating System: Forced Heat & Cool
Ground Area = 891 SF Floor Area = 1336 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	891		
			Total:	168,858	109,758

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,422	924

Deck			
Treated Wood	450	6,786	4,411

Balcony			
Wood Balcony	32	1,398	909

Water/Sewer			
Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins			
Appliance Allow.	1	2,713	1,763

Totals: 185,986 120,891

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 205,515

2026 Est. T.C.V. 009-680-021-00 = 413,214

Est. TCV/Total Floor Area = 309.29, Most recent sale 07/25/2019 for 210,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
201,000	201,000	201,000	123,585	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,600	0	0	3,336	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
206,600	206,600	206,600	126,921	126,921	0	

009-680-022-00	2026 Est. T.C.V.	DUZEY LAURA S
Property Class: 401		7289 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. LOT 22 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.07	157.00	0.9996	0.9188	3800	100		209,645
60 Actual Front Feet, 0.22 Total Acres								
Total Est. Land Value =								209,645

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	46.97	216	0	0
D/W/P: 3.5 Concrete	6.58	138	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 1971

(11) Heating System: Forced Heat & Cool
 Ground Area = 2132 SF Floor Area = 2888 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	975		
1 Story	Siding	Crawl Space	133		
1.5 Story	Siding	Slab	1,024		
Total:				370,535	240,857

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	2	8,956	5,821

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	768	35,382	22,998
Storage Over Garage	384	5,084	3,305
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Direct-Vented Gas	1	2,963	1,926

Deck

Treated Wood	1016	12,944	8,414

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good

Totals:	442,746	287,794

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 489,250

Parcel Number: 009-680-022-00

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 Est. TCV/Total Floor Area = 242.82, Most recent sale 04/02/2018 for 375,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
331,600	331,600	331,600	223,476	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	19,000	0	0	6,033	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
350,600	350,600	350,600	229,509	229,509	229,509	

009-680-023-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

GANN ROBERT K TRUST &
7279 W WHITE BIRCH AVE
LAKE CITY, MI 49651

. LOT 23 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.07	161.00	0.9996	0.9269	3800	100		211,499
60 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	211,499

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	120	50	395
D/W/P: 4in Ren. Conc.	8.17	825	50	3,370
Wood Frame	23.72	288	50	3,415
Total Estimated Land Improvements True Cash Value =				7,180

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1972

(11) Heating System: Forced Heat & Cool

Ground Area = 832 SF Floor Area = 1248 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	832		
			Total:	158,557	103,060

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Porches

CCP (1 Story)	36	1,218	792
CGEP (1 Story)	65	5,987	3,892

Deck

Treated Wood	324	5,479	3,561

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SANITARY SEWER	1	0	0	*91% Good

Totals: 180,185 117,118

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 199,101

2026 Est. T.C.V. 009-680-023-00 = 417,780

Est. TCV/Total Floor Area = 334.76, Most recent sale 08/01/1995 for 95,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
203,800	203,800	203,800	87,735	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,100	0	0	2,368	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
208,900	208,900	208,900	90,103	90,103	90,103

009-680-024-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

ANDRASH STEPHAN & PATRICIA
7269 W WHITE BIRCH AVE
LAKE CITY, MI 49651

. LOT 24 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.07	166.00	0.9996	0.9369	3800	100		213,775
60 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	213,775

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	828	50	2,550
D/W/P: Patio Blocks	14.26	100	50	713
Total Estimated Land Improvements				3,263

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1972

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	572	25,832	14,208
Door Opener	1	468	257

Fireplaces

Wood Stove	1	2,107	1,159

Totals:	28,407	15,624

Notes: FORMER GARAGE CONVERTED TO HOUSE

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 26,561

Cost Est. for Res. Bldg: 2 Single Family 1S Cls CD Blt 2019

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1760 SF Floor Area = 1760 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,760		
			Total:	199,968	197,969

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	1,173
3 Fixture Bath	1	3,721	3,684

Porches

CCP (1 Story)	96	2,609	2,583

Water/Sewer

Public Sewer	1	1,300	1,287
Water Well, 100 Feet	1	5,415	5,361

Built-Ins

Appliance Allow.	1	1,897	1,878

Parcel Number: 009-680-024-00

Page: 2

Local Cost Items

GENERATOR

1

1

1

*100% Good

Totals: 216,096 213,936

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 363,691

2026 Est. T.C.V. 009-680-024-00 = 607,290

Est. TCV/Total Floor Area = 345.05

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
289,600	289,600	289,600	178,175	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	14,000	0	4,810	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
303,600	303,600	303,600	182,985	182,985	182,985	

009-680-025-00	2026 Est. T.C.V.	METZGER JAMES & ANNA
Property Class: 401		7259 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 25 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.07	171.00	0.9996	0.9466	3800	100		216,007
60 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	216,007

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	288	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements True Cash Value =				1,000

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = 840 SF Floor Area = 1260 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	840		
Total:				155,216	108,651

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
2 Fixture Bath	1	2,996	2,097

Deck

Treated Wood	224	4,305	3,013

Balcony

Wood Balcony	80	3,494	2,446

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	21,479	15,035
Door Opener	2	1,054	738

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	2,713	1,899

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 197,488 138,240

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 235,008

2026 Est. T.C.V. 009-680-025-00 = 452,015

Est. TCV/Total Floor Area = 358.74

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
220,000	220,000	220,000	108,150	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,000	0	0	2,920	0	

Parcel Number: 009-680-025-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
226,000	226,000	226,000	111,070	111,070	0

009-680-026-00	2026 Est. T.C.V.	WYKES FAMILY TRUST
Property Class: 401		7249 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 26 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.06	171.00	0.9997	0.9466	3800	100		215,968
60 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	215,968

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	550	0	0
D/W/P: Brick on Sand	18.00	331	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements				2,500

Cost Est. for Res. Bldg: 1	Single Family	1.75S		Cls C	Blt 1973

(11) Heating System: Electric Baseboard

Ground Area = 840 SF Floor Area = 1470 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	840		
			Total:	178,659	107,195

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853
2 Fixture Bath	1	2,996	1,798

Porches

WGEP (1 Story)	182	15,051	9,031

Deck

Treated Wood	438	6,671	4,003
Treated Wood	72	2,062	1,237

Balcony

Wood Balcony	60	2,621	1,573

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	676	29,663	17,798
Door Opener	2	1,054	632

Water/Sewer

Public Sewer	1	1,465	879
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	2,713	1,628
Hot Tub	1	7,251	4,351

Fireplaces

Wood Stove	1	2,503	1,502

Local Cost Items

SANITARY SEWER	1	0	0	*91% Good

Totals:	257,475	154,486

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 262,626

2026 Est. T.C.V. 009-680-026-00 = 481,094
 Est. TCV/Total Floor Area = 327.27, Most recent sale 08/04/2006 for 260,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
232,500	232,500	232,500	114,668	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,000	0	0	3,096	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
240,500	240,500	240,500	117,764	117,764	0	

009-680-027-00	2026 Est. T.C.V.	ZAK FELECIA TRUST
Property Class: 401		7239 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 27 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.06	165.00	0.9997	0.9349	3800	100		213,285
60 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	213,285

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	572	50	1,762
Metal Prefab	18.90	64	45	544

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/CHALF/04'/211	14.00	190	50	1,330
Total Estimated Land Improvements				3,636

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls CD	Blt 1974

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1400 SF Floor Area = 1400 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,400		
			Total:	164,303	106,797

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Porches

WCP (1 Story)	128	5,532	3,596
WPP	72	2,431	1,580

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	676	21,422	16,923	*79% Good

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Prefab 1 Story	1	2,147	1,396

Local Cost Items

GENERATOR	1	1	1	*100% Good
SANITARY SEWER	1	0	0	*91% Good

Totals:	203,562	135,315

Notes: 2004 ADDITION

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 230,036

2026 Est. T.C.V. 009-680-027-00 = 446,957

Est. TCV/Total Floor Area = 319.26, Most recent sale 10/24/2023 for 400,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
217,200	217,200	217,200	202,179	2.70

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-680-027-00

Page: 2

0	6,300	0	0	5,458	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
223,500	223,500	223,500	207,637	207,637	0

009-681-028-00	2026 Est. T.C.V.	HORN BRUCE L & CATHARINE G (TTEE)
Property Class: 401		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 28 TOM'S BAY NO 2.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
 * Factors * 101X134 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	101.00	134.00	0.8662	1.0107	650	100		57,472
101 Actual Front Feet, 0.31 Total Acres							Total Est. Land Value =	57,472

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	623	0	0
Wood Frame	27.96	120	50	1,677
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				4,052

Cost Est. for Res. Bldg: 1	Single Family	GRG	Cls C	Blt 2012

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3	Fixture Bath		1	-4,478	-3,806
Garages					
Class: C Exterior: Pole (Unfinished)					
	Door Opener		1	527	448
	Base Cost		1792	42,381	36,024
Totals:				38,430	32,666

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 40,179

2026 Est. T.C.V.	009-681-028-00	=	101,703
Est. TCV/Total Floor Area = 0.00, Most recent sale 06/01/1995 for 8,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
45,400	45,400	45,400	18,715
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	5,500	0	505
2026 Assessed	MBOR	S.E.V.	Capped
50,900	50,900	50,900	19,220
			->Taxable<-
			PRE/MBT
			0

009-681-029-00	2026 Est. T.C.V.	BARTLETT RANDALL & DENISE
Property Class: 401		7380 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 29 TOM'S BAY NO 2.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
* Factors * 100X166 M/L

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	100.00	166.00	0.8692	1.0893	650	100		61,546
100 Actual Front Feet, 0.38 Total Acres							Total Est. Land Value =	61,546

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	575	50	1,860
Total Estimated Land Improvements				True Cash Value = 1,860

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 2002

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	1200	25,428	20,342

Totals:	25,428	20,342

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 25,021

2026 Est. T.C.V. 009-681-029-00 = 88,427

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/15/2025 for 100,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
38,600	38,600	38,600	14,346	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	5,600	0	0	29,854	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
44,200	44,200	44,200	14,733	44,200	0	

009-681-030-00	2026 Est. T.C.V.	SCHRAM LINDA C & CHARLES P
Property Class: 401		7370 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 2 T22N R8W LOT 30 TOM'S BAY NO 2.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
* Factors * 100X163 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	100.00	163.00	0.8692	1.0824	650	100		61,154
100 Actual Front Feet, 0.37 Total Acres							Total Est. Land Value =	61,154

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2005

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	1200	25,428	21,614

Totals:	25,428	21,614

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 26,585

2026 Est. T.C.V. 009-681-030-00 = 88,689

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/23/2020 for 60,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
38,100	38,100	38,100	28,254	2.70

2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,200	0	762	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
44,300	44,300	44,300	29,016	29,016	0

009-681-031-00	2026 Est. T.C.V.	COLLETT ROBERT & CYNTHIA
Property Class: 402		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 31 TOM'S BAY NO 2.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
 * Factors * 100*160.2 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	100.00	160.20	0.8692	1.0758	650	100		60,784
100 Actual Front Feet, 0.37 Total Acres							Total Est. Land Value =	60,784

2026 Est. T.C.V. 009-681-031-00 = 60,784

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/20/2021 for 510,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
23,400	23,400	23,400	14,846	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	7,000	0	0	400	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,400	30,400	30,400	15,246	15,246	0	

009-681-032-00	2026 Est. T.C.V.	DANN PETER M & DEBBIE L
Property Class: 401		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 32 TOM'S BAY NO 2.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
 * Factors * 100X157.28 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	100.00	157.28	0.8692	1.0689	650	100		60,394
100 Actual Front Feet, 0.36 Total Acres							Total Est. Land Value =	60,394

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	351	50	1,434
Total Estimated Land Improvements				True Cash Value = 1,434

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2013

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost

Other Additions/Adjustments

Deck

w/Roof (Roof portion)	118	2,080	1,872

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	1800	42,570	38,313

Totals:	44,650	40,185

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 49,428

2026 Est. T.C.V. 009-681-032-00 = 111,256

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/01/2020 for 490,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
50,200	50,200	50,200	37,337	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,400	0	1,008	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
55,600	55,600	55,600	38,345	38,345	0

009-681-033-00	2026 Est. T.C.V.	SCOTT DOUGLAS
Property Class: 401		7328 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 2 T22N R8W LOT 33 TOM'S BAY NO 2.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
 * Factors * 100X154.37

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	100.00	154.37	0.8692	1.0620	650	100		60,001
100 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	60,001

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1	Single Family	GRG	Cls	C	Blt	2003

(11) Heating System: Forced Air w/o Ducts

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Porches

CCP (1 Story)	140	4,022	3,419

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	1	527	448
Base Cost	1280	30,272	25,731

Class: C Exterior: Pole (Finished)

Base Cost	768	25,951	22,058
Door Opener	1	527	448

Water/Sewer

Public Sewer	1	1,465	1,245
Water Well, 100 Feet	1	5,734	4,874

Fireplaces

Wood Stove	1	2,503	2,128

Totals:	71,001	60,351

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 74,232

2026 Est. T.C.V. 009-681-033-00	=	135,183

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
63,100	63,100	63,100	26,920	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,500	0	726	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
67,600	67,600	67,600	27,646	27,646	27,646

009-681-034-00	2026 Est. T.C.V.	DZIK DAVID & LINDA TRUST
Property Class: 401		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 34 TOM'S BAY NO 2.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
 * Factors * 100X151.45 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	100.00	151.45	0.8692	1.0549	650	100		59,601
100 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	59,601

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	256	0	0
Wood Frame	26.96	144	50	1,941
Wood Frame	35.03	64	50	1,121

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				4,012

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1995

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	864	31,804	27,033
Door Opener	1	527	448

Totals:	32,331	27,481

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 33,802

2026 Est. T.C.V. 009-681-034-00 = 97,415

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/27/2020 for 90,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
43,200	43,200	43,200	32,405	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,500	0	874	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,700	48,700	48,700	33,279	33,279	0	

009-681-035-00	2026 Est. T.C.V.	DZIK DAVID & LINDA
Property Class: 402		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 35 TOM'S BAY NO 2.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
 * Factors * 100X149.05 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	115.23	149.07	0.8271	1.0491	650	100		64,993
115 Actual Front Feet, 0.39 Total Acres							Total Est. Land Value =	64,993

2026 Est. T.C.V. 009-681-035-00 = 64,993

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/27/2020 for 90,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
25,000	25,000	25,000	16,084	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,500	0	434	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
32,500	32,500	32,500	16,518	16,518	0	

009-681-036-00	2026 Est. T.C.V.	ANDRASH STEPHEN & PATRICIA
Property Class: 402		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 36 EXC S 66.66 FT THOF & LOT 37 EXC N 66.66 FT THOF. TOM'S BAY NO 2.

00 SPLIT 66.66' TO 036-50 FOR 01
 00 COMBO 33.35' FROM 037 FOR 01

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
 * Factors * 66.68 X 149 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	66.68	149.00	1.0017	1.0489	650	100		45,538
67 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	45,538

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.16	120	50	1,329
Total Estimated Land Improvements			True Cash Value =	1,329

2026 Est. T.C.V. 009-681-036-00 = 46,867

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
17,500	17,500	17,500	2,641	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,900	0	71	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
23,400	23,400	23,400	2,712	2,712	2,712

009-681-036-50	2026 Est. T.C.V.	GANN ROBERT K TRUST &
Property Class: 401		7279 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

S 66.66 FT OF LOT 36. TOM'S BAY NO 2.

00 SPLIT FROM 036-00 FOR 01

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

		* Factors *		66.696X149 IRR	
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
F 67' @ 650/	66.70	149.00	1.0016	1.0489	650 100 45,545
67 Actual Front Feet,	0.23	Total Acres	Total Est. Land Value =		45,545

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =			950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2001

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 0 SF Floor Area = 756 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Overhang	756		
Total:				65,606	52,485

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	1008	35,855	28,684
Door Opener	1	527	422

Water/Sewer

Public Sewer	1	1,465	1,172
Water Well, 50 Feet	1	3,344	2,675

Built-Ins

Appliance Allow.	1	2,713	2,170

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	110,932	88,746

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 109,158

2026 Est. T.C.V. 009-681-036-50 = 155,653

Est. TCV/Total Floor Area = 205.89

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
75,300	75,300	75,300	50,161	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,500	0	0	1,354	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
77,800	77,800	77,800	51,515	51,515	0

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	17,600	17,600	17,600	2,641	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	5,200	0	0	71	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	22,800	22,800	22,800	2,712	2,712	0	

009-681-038-00	2026 Est. T.C.V.	TOBE THOMAS & JANET
Property Class: 401		7159 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 38 TOM'S BAY NO 2.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
 * Factors * 87 X 150

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	87.00	150.00	0.9126	1.0514	650	100		54,260
87 Actual Front Feet, 0.30 Total Acres							Total Est. Land Value =	54,260

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	18.08	70	95	1,203
Wood Frame	29.49	96	94	2,661
Total Estimated Land Improvements True Cash Value =				3,864

Cost Est. for Res. Bldg: 1 Single Family GRG	Cls C	Blt 1989

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost

Other Additions/Adjustments

Plumbing

3 Fixture Bath	1	-4,478	-3,358

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	1064	25,164	18,873

Totals:	20,686	15,515

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 19,083

2026 Est. T.C.V. 009-681-038-00 = 77,207

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/28/2011 for 55,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
32,800	32,800	32,800	17,362	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,800	0	468	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,600	38,600	38,600	17,830	17,830	0	

009-681-039-00	2026 Est. T.C.V.	URBANSKI TODD D & JANE E
Property Class: 401		7193 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LA 1829 SEC 2 T22N R8W LOT 39 TOM'S BAY NO 2.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
 * Factors * 100X150.34 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	100.00	150.34	0.8692	1.0522	650	100		59,448
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	59,448

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.61	1600	50	2,888
D/W/P: 4in Ren. Conc.	10.25	2000	50	10,250
Fencing: Wire Mesh, #9	3.97	9600	0	0

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/CHALF/12'/211	39.00	80	50	1,560
/CI16/YARI/CHALF/04'/211	14.00	100	50	700
Total Estimated Land Improvements True Cash Value =				15,398

Cost Est. for Res. Bldg: 1 Single Family GRG	Cls BC	Blt 2012

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Plumbing

3 Fixture Bath	1	-6,585	-5,926

Porches

CCP (1 Story)	152	5,597	5,037
Foundation: Shallow	152	-1,132	-1,019

Garages

Class: BC Exterior: Pole (Unfinished)

Door Opener	2	1,317	1,185
Base Cost	1446	45,144	40,630

Totals:	44,341	39,907

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 49,086

2026 Est. T.C.V. 009-681-039-00 = 123,932

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/08/2017 for 75,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
55,900	55,900	55,900	37,924	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,100	0	1,023	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
62,000	62,000	62,000	38,947	38,947	0	

009-681-040-00	2026 Est. T.C.V.	BENEDICT DAVID & BENEDICT JAMES &
Property Class: 401		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 40 TOM'S BAY NO 2.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
 * Factors * 100X150.68 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	100.00	150.68	0.8692	1.0530	650	100		59,495
100 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	59,495

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	144	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 0

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	216	10,826	8,119

Totals:	10,826	8,119

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 9,986

2026 Est. T.C.V. 009-681-040-00 = 70,431

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
28,700	28,700	28,700	3,475	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,500	0	0	93	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,200	35,200	35,200	3,568	3,568	0	

009-690-001-00	2026 Est. T.C.V.	MISSAUKEE COUNTY ROAD COMMISSION
Property Class: 402		W JAMES RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 1 & N 2 FT OF LOT 2 PLAT OF VI-MY-KA SUB.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	50.00	100.00	1.0000	0.0000	0	100*		0
COMMERCIAL \$.50/SQFT			0.12 Acres		21780	100		2,505
* denotes lines that do not contribute to the total acreage calculation.								
50 Actual Front Feet, 0.12 Total Acres								
Total Est. Land Value =								2,505

2026 Est. T.C.V. 009-690-001-00	=	0
Est. TCV/Total Floor Area = 0.00		
2025 Assessed	MBOR	S.E.V.
0	0	0
		Base for Cap
		IRM
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	0	0
		Tax Adjustment
		0
2026 Assessed	MBOR	S.E.V.
0	0	0
		Capped
		->Taxable<-
		0
		PRE/MBT
		0

009-690-002-00	2026 Est. T.C.V.	HAMM REAL ESTATE LLC
Property Class: 201		1850 S MOREY RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 12 T22N R8W S 64 FT OF LOT 2 & N 10 FT OF LOT 3 PLAT OF VI-MY-KA SUB.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	74.00	150.00	1.0000	0.0000	0	100*		0
COMMERCIAL <2A M/L			0.26 Acres		18000	100		4,590

* denotes lines that do not contribute to the total acreage calculation.

74 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 4,590

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.07	1500	100	4,605
Total Estimated Land Improvements				4,605

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1974

Description of Occupancy: CAL 140

Costs are taken from the Office Buildings cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
 Stories: 1 Story Height: 8 Perimeter: 152
 Overall Building Height: 8

Base Rate for Upper Floors = 139.34

(10) Heating system: Forced Air Furnace Cost/SqFt: 20.14 100%

Adjusted Square Foot Cost for Upper Floors = 159.48

Total Floor Area: 1,256 Base Cost New of Upper Floors = 200,307

Reproduction/Replacement Cost = 200,307

Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 56 /100/100/100/56.0

Total Depreciated Cost = 112,172

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals

Item Description	Cost	# or	Height	Stories
	Col.	Rate	SqFt	Adj. Adj.

Total Cost New = 0

Architectural Multiplier: 0.95

Reproduction/Replacement Cost = 0

Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 56 /100/100/100/56.0

Total Depreciated Cost = 0

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 1 = 183,962

Replacement Cost/Floor Area= 159.48 Est. TCV/Floor Area= 146.47

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1993

Description of Occupancy: CAL 56

Costs are taken from the Garages - Residential (Detached) cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Siding Quality: Average
 Stories: 1 Story Height: 8 Perimeter: 112
 Overall Building Height: 8

Base Rate for Upper Floors = 33.01

Adjusted Square Foot Cost for Upper Floors = 33.01

Total Floor Area: 1,120 Base Cost New of Upper Floors = 36,971

Parcel Number: 009-690-002-00

Page: 2

	Reproduction/Replacement Cost =	36,971
Eff.Age:35	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0	
	Total Depreciated Cost =	18,116
ECF (201A GENERAL COMMERCIAL)	1.640 => TCV of Bldg: 2 =	29,710
Replacement Cost/Floor Area= 33.01	Est. TCV/Floor Area= 26.53	

Total Estimated True Cash Value of Commercial/Industrial Buildings =	213,672

2026 Est. T.C.V. 009-690-002-00	=	222,867
Est. TCV/Total Floor Area = 93.80, Most recent sale 05/21/2019 for 85,000		
2025 Assessed	MBOR	S.E.V.
95,400	95,400	95,400
		Base for Cap
		IRM
		46,908
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	16,000	0
		Tax Adjustment
		1,266
		Losses
		0
2026 Assessed	MBOR	S.E.V.
111,400	111,400	111,400
		Capped
		->Taxable<-
		PRE/MBT
		48,174
		48,174
		0

009-690-003-00	2026 Est. T.C.V.	DONZELLI LLC
Property Class: 201		1866 S MOREY RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 12 T22N R8W LOT 4 & LOT 3 EXC N 10 FT THEREOF PLAT OF VI-MY-KA SUB.
 7/2020 COMBINE WITH 690-004-00
 FORMERLY . SEC 12 T22N R8W LOT 3 EXC N 10 FT THEREOF PLAT OF VI-MY-KA SUB.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	100.00	150.00	1.0000	0.0000	0	100*		0
COMMERCIAL <2A M/L		0.64 Acres	18000	100				11,466
* denotes lines that do not contribute to the total acreage calculation.								
100 Actual Front Feet, 0.64 Total Acres								Total Est. Land Value = 11,466

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.86	16000	100	45,760
Wood Frame	24.33	128	94	2,927
Total Estimated Land Improvements True Cash Value =				48,687

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1980
 Description of Occupancy: CAL 126

Costs are taken from the Medical - Office Buildings cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
 Stories: 1 Story Height: 12 Perimeter: 184
 Overall Building Height: 12

Base Rate for Upper Floors = 185.37

(10) Heating system: Package Heating & Cooling Cost/SqFt: 29.85 100%
 Adjusted Square Foot Cost for Upper Floors = 215.22

Total Floor Area: 1,920 Base Cost New of Upper Floors = 413,223

Reproduction/Replacement Cost = 413,223
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0
 Total Depreciated Cost = 194,215

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels

Item Description	Cost	# or	Height	Storys	Cost
	Col.	Rate	SqFt	Adj.	Adj.
Total Cost New =					0

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 0
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0
 Total Depreciated Cost = 0

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 1 = 318,512
 Replacement Cost/Floor Area= 215.22 Est. TCV/Floor Area= 165.89

Total Estimated True Cash Value of Commercial/Industrial Buildings = 318,512

2026 Est. T.C.V. 009-690-003-00 = 378,665
 Est. TCV/Total Floor Area = 197.22, Most recent sale 01/03/2019 for 160,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
165,700	165,700	165,700	94,058	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	23,600	0	0	2,539
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-
189,300	189,300	189,300	96,597	96,597
				PRE/MBT
				0

009-690-005-00	2026 Est. T.C.V.	DYKEMA EXCAVATORS INC ETAL
Property Class: 202		S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 5. PLAT OF VI-MY-KA SUB. 17/48 DYKEMA EXCAVATORS INC,
2017-04029, 17/48 BRANDT 2000-01485, 14/48 COOL INVESTMENT LLC 2019-02910

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	120.00	150.00	1.0000	0.0000	0	100*		0
COMMERCIAL <2A M/L			0.41 Acres		18000	100		7,434
* denotes lines that do not contribute to the total acreage calculation.								
120 Actual Front Feet, 0.41 Total Acres								
Total Est. Land Value =								7,434

2026 Est. T.C.V.	009-690-005-00	=	7,434
Est. TCV/Total Floor Area =	3.87, Most recent sale 02/07/2023 for	250,000	
2025 Assessed	MBOR	S.E.V.	Base for Cap
3,700	3,700	3,700	3,700
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped
3,700	3,700	3,700	3,799
			->Taxable<-
			3,700
			PRE/MBT
			0

009-690-006-00	2026 Est. T.C.V.	COOL INVESTMENT LLC
Property Class: 201		S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOTS 6 & 7 PLAT OV VI-MY-KA. 2022-040290 AMEND

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	240.00	150.00	1.0000	0.0000	0	100*		0
COMMERCIAL 4-6A 9000			0.83 Acres		9000	100	PART OF TRACT	7,434
* denotes lines that do not contribute to the total acreage calculation.								
240 Actual Front Feet, 0.83 Total Acres								
Total Est. Land Value =								7,434

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	16255	50	23,488
Total Estimated Land Improvements True Cash Value =				23,488

2026 Est. T.C.V. 009-690-006-00 = 30,922

Est. TCV/Total Floor Area = 16.11, Most recent sale 01/08/2008 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
14,100	14,100	14,100	11,480	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,400	0	309	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,500	15,500	15,500	11,789	11,789	0

009-690-008-00	2026 Est. T.C.V.	GUNNERSON MATTHEW
Property Class: 201		1980 S MOREY RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 12 T22N R8W LOTS 8 & 9 PLAT OF VI-MY-KA SUB.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	267.00	150.00	1.0000	0.0000	0	100*		0
COMMERCIAL <2A M/L			0.92 Acres		18000	100		16,542

* denotes lines that do not contribute to the total acreage calculation.

267 Actual Front Feet, 0.92 Total Acres Total Est. Land Value = 16,542

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.01	16500	100	49,665

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/OUTL/1LOW/FL05	575.00	2	100	1,150
Total Estimated Land Improvements True Cash Value =				50,815

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1979

Description of Occupancy: CAL 14

Costs are taken from the Office Buildings cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: C Quality: Average
 Stories: 1 Story Height: 14 Perimeter: 192
 Overall Building Height: 14

Base Rate for Upper Floors = 162.79

(10) Heating system: Forced Air Furnace Cost/SqFt: 21.91 100%

Adjusted Square Foot Cost for Upper Floors = 184.70

Total Floor Area: 1,904 Base Cost New of Upper Floors = 351,670

Reproduction/Replacement Cost = 351,670

Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 211,002

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
UIP2 VALUT DOOR	14896.00	1	1.00	20	2,979
UIP 14 ATM ENC	29155.00	1	1.00	20	5,831

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 1 = 233,001

Replacement Cost/Floor Area= 207.84 Est. TCV/Floor Area= 122.37

95 % Completed => Est. True Cash Value 2026 = 221,351

Total Estimated True Cash Value of Commercial/Industrial Buildings = 221,351

2026 Est. T.C.V. 009-690-008-00 = 288,708

Est. TCV/Total Floor Area = 151.63, Most recent sale 05/18/2016 for 105,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
128,600	128,600	128,600	82,863	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	15,800	0	0	2,237	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
144,400	144,400	144,400	85,100	85,100	0

009-690-010-00	2026 Est. T.C.V.	BRANDT GREGORY A & JEANENE S TTEE
Property Class: 201		S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 10 PLAT OF VI-MY-KA SUB. 2022-040290 AMEND

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	75.00	150.00	1.0000	0.0000	0	100*		0
COMMERCIAL 4-6A 9000			0.26 Acres		9000	100	PART OF TRACT	2,322
* denotes lines that do not contribute to the total acreage calculation.								
75 Actual Front Feet, 0.26 Total Acres								
Total Est. Land Value =								2,322

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.70	8250	50	11,137
Total Estimated Land Improvements True Cash Value =				11,137

2026 Est. T.C.V. 009-690-010-00 = 13,459

Est. TCV/Total Floor Area = 7.07

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
6,200	6,200	6,200	3,196	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	86	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,700	6,700	6,700	3,282	3,282	0

009-690-011-00	2026 Est. T.C.V.	DYKEMA EXCAVATORS INC
Property Class: 201		1970 S MOREY RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 12 T22N R8W LOTS 11,12 & 13 PLAT OF VI-MY-KA. AND ASSESSED WITH PARCEL
 009-012-018-95 DESCRIBED AS . SEC 12 T22N R8W BEG 503.02 FT W & N 01 DEG 48'00"
 W 183.02 FT FROM SE COR SEC 12, TH N 88 DEG 12'00" E 150 FT, S 01 DEG 48'00" E
 4.71 FT, W 150.07 FT TO POB. .0081A. 2022-040290 AMEND

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	241.00	150.00	1.0000	0.0000	0	100*		0
COMMERCIAL <2A M/L		0.83 Acres	18000	100				14,940
* denotes lines that do not contribute to the total acreage calculation.								
241 Actual Front Feet, 0.83 Total Acres								Total Est. Land Value = 14,940

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.59	11000	100	28,490
D/W/P: 4in Ren. Conc.	6.33	1000	100	6,330
Fencing: Wire Mesh, #9	3.52	1120	94	3,705
Total Estimated Land Improvements True Cash Value =				38,525

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1980

Costs are taken from the Stores - Warehouse Discount cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: S Quality: Low Cost
 Stories: 1 Story Height: 14 Perimeter: 452

Base Rate for Upper Floors = 44.59

(10) Heating system: Package Heating & Cooling Cost/SqFt: 16.66 100%

Adjusted Square Foot Cost for Upper Floors = 61.25

Total Floor Area: 12,600 Base Cost New of Upper Floors = 771,750

Reproduction/Replacement Cost = 771,750

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0

Total Depreciated Cost = 270,113

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercials

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost

(39) Miscellaneous

Canopies & Marquees:

Wood Frame	1 Up	32.50	810	1.000	1.000	26,325

Total Cost of Lump-Sum Items = 26,325

Total Cost New = 26,325

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 26,325

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0

Total Depreciated Cost = 9,214

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 1 = 296,086
 Replacement Cost/Floor Area= 63.34 Est. TCV/Floor Area= 23.50

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2011

Description of Occupancy: LUMBER STORAGE -REAR OF BLDG

Costs are taken from the Sheds - Equipment 3 Wall Shed cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average
 Stories: 1 Story Height: 8 Perimeter: 92

Parcel Number: 009-690-011-00

Page: 2

Base Rate for Upper Floors = 32.08

Adjusted Square Foot Cost for Upper Floors = 32.08

Total Floor Area: 480 Base Cost New of Upper Floors = 15,398

Reproduction/Replacement Cost = 15,398

Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0

Total Depreciated Cost = 5,389

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 2 = 5,713

Replacement Cost/Floor Area= 32.08 Est. TCV/Floor Area= 11.90

Total Estimated True Cash Value of Commercial/Industrial Buildings = 301,799

2026 Est. T.C.V. 009-690-011-00 = 355,264

Est. TCV/Total Floor Area = 27.16, Most recent sale 02/07/2023 for 250,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
125,700	125,700	125,700	125,700	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	51,900	0	0	3,393	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
177,600	177,600	177,600	129,093	129,093	0	

009-690-014-00	2026 Est. T.C.V.	CHIUCHIARELLI SILVANO & SUSAN
Property Class: 401		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 14 PLAT OF VI-MY-KA SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	120.00	150.00	1.1362	0.7071	110	100		10,605
120 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	10,605

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	125	94	960
Total Estimated Land Improvements True Cash Value =				960

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2012

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3	Fixture Bath		1	-4,478	-4,030
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
	Base Cost		1223	38,573	34,716
Totals:				34,095	30,686

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 37,744

2026 Est. T.C.V.	009-690-014-00	=	49,309
Est. TCV/Total Floor Area =	0.00, Most recent sale 08/12/2011 for 9,000		
2025 Assessed	MBOR	S.E.V.	Base for Cap
21,700	21,700	21,700	19,076
2026	New Eq. Adjustment	Loss	Additions
0	3,000	0	0
2026 Assessed	MBOR	S.E.V.	Capped
24,700	24,700	24,700	19,591
			19,591
			Tax Adjustment
			515
			Losses
			0
			PRE/MBT
			0

009-690-015-00	2026 Est. T.C.V.	MARTEK PATRICIA J
Property Class: 401		6146 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 15 PLAT OF VI-MY-KA SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	120.00	150.00	1.1362	0.7071	110	100		10,605
120 Actual Front Feet,	0.41	Total Acres			Total Est.	Land Value =		10,605

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	259	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements	True Cash Value =			950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1967

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1104 SF Floor Area = 1104 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	552		
1 Story	Siding	Crawl Space	552		
		Total:		147,197	103,037

Other Additions/Adjustments

Exterior

Brick Veneer	104	1,585	1,109

Plumbing

Average Fixture(s)	1	1,185	829
2 Fixture Bath	1	2,502	1,751

Water/Sewer

1000 Gal Septic	1	4,386	3,070
Water Well, 50 Feet	1	3,344	2,341

Deck

Treated Wood	192	3,792	2,654

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	440	15,818	11,073

Built-Ins

Appliance Allow.	1	1,897	1,328

Fireplaces

Exterior 1 Story	1	5,597	3,918

Totals: 187,303 131,110

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 161,265

2026 Est. T.C.V. 009-690-015-00 = 172,820

Est. TCV/Total Floor Area = 156.54

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
73,500	73,500	73,500	39,879	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	12,900	0	0	1,076	0	

Parcel Number: 009-690-015-00Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	86,400	86,400	86,400	40,955	40,955	40,955

009-690-016-00	2026 Est. T.C.V.	GROVE PARK ENTERPRISES LLC
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOTS 16 & 17. PLAT OF VI-MY-KA SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	240.00	150.00	0.9554	0.7071	110	100		17,836
240 Actual Front Feet, 0.83 Total Acres							Total Est. Land Value =	17,836

2026 Est. T.C.V. 009-690-016-00 = 17,836

Est. TCV/Total Floor Area = 16.16, Most recent sale 04/24/2024 for 95,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
7,300	7,300	7,300	7,300	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,600	0	197	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
8,900	8,900	8,900	7,497	7,497	0

009-690-018-00	2026 Est. T.C.V.	GROVE PARK ENTERPRISES LLC
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOTS 18 & 19. PLAT OF VI-MY-KA SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

LOT 18&19

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	159.00	150.00	1.0590	0.7071	110	100		13,097
159 Actual Front Feet, 0.55 Total Acres							Total Est. Land Value =	13,097

2026 Est. T.C.V. 009-690-018-00

= 13,097

Est. TCV/Total Floor Area = 11.86, Most recent sale 04/24/2024 for 95,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,400	5,400	5,400	5,400	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,100	0	0	145	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,500	6,500	6,500	5,545	5,545	0	

009-690-020-00	2026 Est. T.C.V.	STELLA AND STOSH TRUST
Property Class: 401		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 20 PLAT OF VI-MY-KA SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	93.00	150.00	1.2110	0.7071	110	100		8,760
93 Actual Front Feet, 0.32 Total Acres							Total Est. Land Value =	8,760

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1979

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	480	10,834	7,042

Deck

w/Roof (Roof portion)	220	3,241	2,107

Totals:	14,075	9,149

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 11,253

2026 Est. T.C.V. 009-690-020-00 = 20,013

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/14/2017 for 10,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
8,700	8,700	8,700	5,577	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,300	0	0	150	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,000	10,000	10,000	5,727	5,727	0	

009-690-021-00	2026 Est. T.C.V.	MORALES ROGELIO R & ESPERANZA C &
Property Class: 401		6262 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 21 PLAT OF VI-MY-KA SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	120.00	150.00	1.1362	0.7071	110	100		10,605
120 Actual Front Feet,	0.41	Total Acres			Total Est.		Land Value =	10,605

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1700	0	0
D/W/P: 3.5 Concrete	6.58	130	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1972

(11) Heating System: Forced Heat & Cool
 Ground Area = 1357 SF Floor Area = 1357 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,357		
			Total:	202,528	111,406

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	782
3 Fixture Bath	1	4,478	2,463

Water/Sewer

1000 Gal Septic	1	4,689	2,579
Water Well, 50 Feet	1	3,344	1,839

Porches

CCP (1 Story)	84	2,536	1,395

Deck

Treated Wood w/Roof (Deck Portion)	240	4,500	2,475
Treated Wood w/Roof (Roof portion)	240	3,828	2,105

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	672	21,329	11,731

Built-Ins

Appliance Allow.	1	2,713	1,492

Totals: 251,367 138,267

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 170,068

2026 Est. T.C.V. 009-690-021-00 = 183,048

Est. TCV/Total Floor Area = 134.89, Most recent sale 08/02/2019 for 100,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
77,800	77,800	77,800	61,195	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	13,700	0	1,652	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
91,500	91,500	91,500	62,847	62,847	62,847	

009-690-022-25	2026 Est. T.C.V.	FLEMING CODY J & WESCOAT NATASH L
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W E 75 FT OF LOT 22 PLAT OF VI-MY-KA SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	75.00	150.00	1.2779	0.7071	110	100		7,455
75 Actual Front Feet, 0.26 Total Acres							Total Est. Land Value =	7,455

2026 Est. T.C.V. 009-690-022-25 = 7,455

Est. TCV/Total Floor Area = 5.49, Most recent sale 07/13/2023 for 320,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
3,000	3,000	3,000	3,000	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	700	0	0	81	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,700	3,700	3,700	3,081	3,081	3,081	

009-690-023-00	2026 Est. T.C.V.	PARKER PATRICK DEE & CAROL J
Property Class: 401		6320 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 23, W 45 FT OF LOT 22 & E 20 FT OF LOT 24 PLAT OF VI-MI-KA
SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	210.00	150.00	0.9879	0.7071	110	100		16,136
210 Actual Front Feet, 0.72 Total Acres							Total Est. Land Value =	16,136

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	3961	0	0
Wood Frame	17.88	1152	1	206
Total Estimated Land Improvements True Cash Value =				206

2026 Est. T.C.V. 009-690-023-00 = 16,342

Est. TCV/Total Floor Area = 12.04, Most recent sale 11/05/2019 for 26,780

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
6,700	6,700	6,700	4,696	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,500	0	126	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
8,200	8,200	8,200	4,822	4,822	0

009-690-024-00	2026 Est. T.C.V.	JONES PHILLIP
Property Class: 401		6366 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 24 EXC E 20 FT THOF PLAT OF VI-MI-KA SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	150.00	1.1892	0.7071	110	100		9,250
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	9,250

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	1300	0	0
Wood Frame	32.26	80	50	1,290

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/CHALF/04'/29	16.30	70	50	570
Total Estimated Land Improvements True Cash Value =				4,360

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1987

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1260 SF Floor Area = 1260 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,260		
			Total:	179,095	143,274

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 50 Feet	1	3,344	2,675

Porches

CCP (1 Story)	48	1,531	1,225

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	528	22,551	18,041
Common Wall: 1/2 Wall	1	-1,294	-1,035
Door Opener	1	527	422

Built-Ins

Appliance Allow.	1	2,713	2,170

Totals: 219,056 175,243

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 215,549

2026 Est. T.C.V. 009-690-024-00 = 229,159

Est. TCV/Total Floor Area = 181.87, Most recent sale 11/30/2012 for 86,450

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
98,100	98,100	98,100	51,774	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,500	0	1,397	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

114,600

114,600

114,600

53,171

53,171

53,171

009-690-025-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

GUNNERSON MATTHEW A
6400 W JENNINGS RD
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 25 PLAT OF VI-MY-KA SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	93.00	150.00	1.2110	0.7071	110	100		8,760
93 Actual Front Feet, 0.32 Total Acres							Total Est. Land Value =	8,760

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.89	80	94	518
D/W/P: Asphalt Paving	3.07	2000	94	5,772
Total Estimated Land Improvements True Cash Value =				6,290

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1970
Description of Occupancy: CONVERTED HOUSE

Costs are taken from the Office Buildings cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
Stories: 1 Story Height: 8 Perimeter: 112
Overall Building Height: 8

Base Rate for Upper Floors = 147.82
Storage Basement Basement, Base Rate for Basement = 55.11
(Basement Fireproofing Rate = 0.00)

(10) Heating system: Forced Air Furnace Cost/SqFt: 21.37 100%
Bsmnt Heating system: Forced Air Furnace Cost/SqFt: 21.93
Adjusted Square Foot Cost for Upper Floors = 169.19
Adjusted Square Foot Cost for Basement = 77.04

Total Floor Area: 768	Base Cost New of Upper Floors =	129,938
Basement Area: 768	Base Cost New of Basement =	59,166

	Reproduction/Replacement Cost =	189,104
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0	Total Depreciated Cost =	96,443

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals

Item Description	Cost Col.	Rate	# or SqFt	Height	Stories	Cost
				Adj.	Adj.	

(39) Miscellaneous
Canopies & Marquees:
Wood Frame

1 Up	36.50	94	1.000	1.000	3,431

Total Cost of Lump-Sum Items = 3,431

Total Cost New = 3,431

Architectural Multiplier: 1.00

	Reproduction/Replacement Cost =	3,431
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0	Total Depreciated Cost =	1,750

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 1 = 104,084
Replacement Cost/Floor Area= 250.70 Est. TCV/Floor Area= 135.53

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1970

Costs are taken from the Garages - Residential (Detached) cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Siding Quality: Average
Stories: 1 Story Height: 8 Perimeter: 0

Parcel Number: 009-690-025-00

Page: 2

Overall Building Height: 8

Base Rate for Upper Floors = 50.30

Adjusted Square Foot Cost for Upper Floors = 50.30

Total Floor Area: 410 Base Cost New of Upper Floors = 20,623

Reproduction/Replacement Cost = 20,623

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0

Total Depreciated Cost = 9,693

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 2 = 10,274

Replacement Cost/Floor Area= 50.30 Est. TCV/Floor Area= 25.06

Total Estimated True Cash Value of Commercial/Industrial Buildings = 114,358

2026 Est. T.C.V. 009-690-025-00 = 129,408

Est. TCV/Total Floor Area = 109.85, Most recent sale 08/01/1995 for 37,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
53,600	53,600	53,600	39,086	2.70

2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,100	0	0	1,055	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
64,700	64,700	64,700	40,141	40,141	0

009-690-026-00	2026 Est. T.C.V.	DONNELLY WILLIAM J JR & FAYE TRUST
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 26 PLAT OF VI-MI-KA SUB.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

	* Factors *		66'X150'		66' EASEMENT			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	66.00	150.00	1.0000	0.0000	110	100*		0
Residentia INFERIOR@\$1400		0.23 Acres			1400	100		318
* denotes lines that do not contribute to the total acreage calculation.								
66 Actual Front Feet,	0.23	Total Acres			Total Est. Land Value =			318

2026 Est. T.C.V.	009-690-026-00	=	318
Est. TCV/Total Floor Area =	0.27		
2025 Assessed	MBOR	S.E.V.	Base for Cap
200	200	200	103
			2.70
2026 New Eq. Adjustment		Loss	Additions
0	0	0	0
			2
2026 Assessed	MBOR	S.E.V.	Capped
200	200	200	105
			105
			PRE/MBT
			0

009-690-027-00
 Property Class: 401
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

MUSSELMAN JOHN & MARIA T
 6450 W JENNINGS RD
 LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 27 & 28 EXC W200 FT OF LOT 28 PLAT OF VI-MY-KA SUB LAKE
 TOWNSHIP MISSAUKEE COUNTY
 SPLIT ON 01/25/2016 INTO 009-690-028-00;
 FORMERLY SEC 12 T22N R8W LOTS 27 & 28 PLAT OF VI-MY-KA SUB.

Split/Comb. on 01/25/2016 completed 01/25/2016 TIM ;
 Parent Parcel(s): 009-690-027-00;
 Child Parcel(s): 009-690-028-00;

 SPLIT LOTS 27 & 28 AND INCLUDE ONLY THE WEST 200' OF LOT 28 WITH LOT 28.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	181.33	150.05	1.0248	0.7072	110	100		14,455
185 Actual Front Feet, 0.62 Total Acres							Total Est. Land Value =	14,455

2026 Est. T.C.V. 009-690-027-00							=	14,455
Est. TCV/Total Floor Area = 12.27, Most recent sale 09/03/2024 for 11,000								
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM			
5,900	5,900	5,900	5,900		2.70			
2026 New Eq. Adjustment		Loss	Additions		Tax Adjustment		Losses	
0	1,300	0	0		159		0	
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT	
7,200	7,200	7,200	6,059		6,059		0	

009-690-028-00	2026 Est. T.C.V.	MUSSELMAN JOSHUA J
Property Class: 401		6450 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W W 200 FT OF LOT 28 OF THE PLAT OF VI-MY-KA SUBDIVISION LAKE
TOWNSHIP MISSAUKEE COUNTY
SPLIT ON 01/25/2016 FROM 009-690-027-00;
FORMERLY SEC 12 T22N R8W LOTS 27 & 28 PLAT OF VI-MY-KA SUB.

Split/Comb. on 01/25/2016 completed 01/25/2016 TIM ;
Parent Parcel(s): 009-690-027-00;
Child Parcel(s): 009-690-028-00;

Land Value Estimates for Land Table 4101.4101 RURAL SUBS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	200.00	150.10	1.0000	0.7072	110	100		15,559
200 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =	15,559

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1032	0	0
D/W/P: Asphalt Paving	3.10	660	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1958

(11) Heating System: Forced Air w/ Ducts
Ground Area = 960 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Basement	960		
			Total:	155,864	93,516

Other Additions/Adjustments

Recreation Room	960	18,211	9,105

Plumbing

Average Fixture(s)	1	1,422	853

Water/Sewer

1000 Gal Septic	1	4,689	2,813
Water Well, 100 Feet	1	5,734	3,440

Porches

CPP	44	1,164	698
CSEP (1 Story)	288	11,765	10,118

*86% Good

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	440	19,950	11,970
Class: C Exterior: Pole (Unfinished)			
Base Cost	576	16,111	9,667
Class: D Exterior: Pole (Unfinished)			
Base Cost	200	5,770	3,462

Built-Ins

Appliance Allow.	1	2,713	1,628

Breezeways

Frame Wall	176	11,880	7,128

Parcel Number: 009-690-028-00

Page: 2

Totals: 255,273 154,398

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 189,910

2026 Est. T.C.V. 009-690-028-00 = 207,844

Est. TCV/Total Floor Area = 216.50, Most recent sale 01/29/2016 for 106,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
88,700	88,700	88,700	65,998	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,200	0	0	1,781	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
103,900	103,900	103,900	67,779	67,779	67,779	

009-690-029-00	2026 Est. T.C.V.	BUTKOVICH ROBERT & KELLY
Property Class: 401		6281 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 29 PLAT OF VI-MY-KA SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	120.00	297.00	1.1362	0.8388	110	100		12,580
120 Actual Front Feet, 0.82 Total Acres							Total Est. Land Value =	12,580

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	2600	50	4,030
Total Estimated Land Improvements				4,030
True Cash Value =				4,030

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1977

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1320 SF Floor Area = 1320 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,320		
			Total:	203,063	111,683

Other Additions/Adjustments

Exterior			
Brick Veneer	220	3,643	2,004

Plumbing

Average Fixture(s)	1	1,422	782
3 Fixture Bath	1	4,478	2,463

Water/Sewer

1000 Gal Septic	1	4,689	2,579
Water Well, 100 Feet	1	5,734	3,154

Porches

CCP (1 Story)	76	2,319	1,275

Deck

Treated Wood	216	4,201	2,311

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	13,150
Common Wall: 1 Wall	1	-2,589	-1,424
Door Opener	1	527	290

Built-Ins

Appliance Allow.	1	2,713	1,492

Fireplaces

Interior 1 Story	1	5,235	2,879

Totals: 259,345 142,638

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 175,445

2026 Est. T.C.V. 009-690-029-00 = 192,055

Est. TCV/Total Floor Area = 145.50, Most recent sale 08/29/2025 for 193,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
101,900	101,900	101,900	53,395	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-690-029-00

Page: 2

	0	-5,900	0	0	42,605	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
96,000	96,000	96,000	54,836	96,000	96,000	

009-690-030-00
 Property Class: 402
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

BUTKOVICH ROBERT & KELLY
 W JENNINGS RD
 LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 30 PLAT OF VI-MY-KA SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	120.00	297.00	1.1362	0.8388	110	100		12,580
120 Actual Front Feet,	0.82	Total Acres			Total Est.		Land Value =	12,580

2026 Est. T.C.V. 009-690-030-00 = 12,580

Est. TCV/Total Floor Area = 9.53

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,100	5,100	5,100	4,546	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,200	0	1,754	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,300	6,300	6,300	4,668	6,300	6,300	

009-690-031-00	2026 Est. T.C.V.	GIRARDOT ANGELA B
Property Class: 401		6359 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 31 PLAT OF VI-MY-KA SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	120.00	297.00	1.1362	0.8388	110	100		12,580
120 Actual Front Feet,	0.82	Total Acres			Total Est.		Land Value =	12,580

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1980	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1	Single Family	HUD	Cls CD	Blt 1969

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1357 SF Floor Area = 1357 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,357		
			Total:	183,593	110,155

Other Additions/Adjustments

Recreation Room	1400	25,452	12,726

Plumbing

Average Fixture(s)	1	1,185	711

Water/Sewer

1000 Gal Septic	1	4,386	2,632
Water Well, 50 Feet	1	3,344	2,006

Porches

WGEP (1 Story)	216	15,394	9,236

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	768	23,478	14,087

Built-Ins

Appliance Allow.	1	1,897	1,138
Jacuzzi Tub	1	6,809	4,085

Fireplaces

Wood Stove	1	2,107	1,264

Totals:	267,645	158,040

Notes: HUD

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.990 => TCV: 156,460

2026 Est. T.C.V. 009-690-031-00 = 169,990

Est. TCV/Total Floor Area = 125.27, Most recent sale 05/01/2021 for 30,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
65,800	65,800	65,800	37,993	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	19,200	0	0	1,025	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
85,000	85,000	85,000	39,018	39,018	39,018	

009-690-032-00	2026 Est. T.C.V.	CRAWFORD JEANNIE
Property Class: 401		6401 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 32 PLAT OF VI-MY-KA SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	120.00	297.00	1.1362	0.8388	110	100		12,580
120 Actual Front Feet, 0.82 Total Acres							Total Est. Land Value =	12,580

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	578	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family BI Cls CD Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1424 SF Floor Area = 2278 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Bi-Level	Siding	Bi-Lev. 60%	1,424		
			Total:	225,139	157,596

Other Additions/Adjustments

Exterior

Brick Veneer	648	9,876	6,913

Plumbing

Average Fixture(s)	1	1,185	829
3 Fixture Bath	2	7,442	5,209

Water/Sewer

1000 Gal Septic	1	4,386	3,070
Water Well, 100 Feet	1	5,415	3,790

Porches

CCP (1 Story)	60	1,718	1,203

Deck

Treated Wood	120	2,776	1,943

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	21,439	15,007
Common Wall: 1 Wall	1	-2,421	-1,695

Class: CD Exterior: Pole (Unfinished)

Base Cost	864	19,241	13,469

Built-Ins

Appliance Allow.	1	1,897	1,328

Fireplaces

Interior 1 Story	1	4,610	3,227

Totals:	302,703	211,889

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 260,623

2026 Est. T.C.V. 009-690-032-00

= 275,103

Parcel Number: 009-690-032-00

Page: 2

 Est. TCV/Total Floor Area = 120.77, Most recent sale 09/30/2015 for 134,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
118,600	118,600	118,600	80,416	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	19,000	0	0	2,171	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
137,600	137,600	137,600	82,587	82,587	82,587	

009-690-033-00	2026 Est. T.C.V.	VANDERWEIDE STEPHEN & DEBRA
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 33 PLAT OF VI-MY-KA SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	66.00	297.00	1.3194	0.8388	110	100		8,035
66 Actual Front Feet, 0.45 Total Acres							Total Est. Land Value =	8,035

2026 Est. T.C.V. 009-690-033-00 = 8,035

Est. TCV/Total Floor Area = 3.53, Most recent sale 09/01/1998 for 19,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
3,300	3,300	3,300	1,833	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	700	0	0	49	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	1,882	1,882	0	

009-690-034-00	2026 Est. T.C.V.	LYDICK CLAUDE & JANICE
Property Class: 401		6429 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 34 PLAT OF VI-MY-KA SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	120.00	297.00	1.1362	0.8388	110	100		12,580
120 Actual Front Feet,	0.82	Total Acres			Total Est.	Land Value =		12,580

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	96	71	449
Metal Prefab	16.28	180	50	1,465
Total Estimated Land Improvements		True Cash Value =		1,914

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = 884 SF Floor Area = 884 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	884		
			Total:	130,385	91,275

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 100 Feet	1	5,734	4,014

Porches

CCP (1 Story)	48	1,531	1,072
CPP	160	3,173	2,221

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	510	22,037	15,426
Common Wall: 2 Wall	1	-5,177	-3,624
Door Opener	1	527	369

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	480	21,144	14,801
Common Wall: 1 Wall	1	-2,589	-1,812
Door Opener	1	527	369

Built-Ins

Appliance Allow.	1	2,713	1,899

Totals: 186,116 130,287

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 160,253

2026 Est. T.C.V. 009-690-034-00 = 174,747

Est. TCV/Total Floor Area = 197.68, Most recent sale 06/16/2015 for 83,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
75,500	75,500	75,500	52,384	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,900	0	0	1,414	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
87,400	87,400	87,400	53,798	53,798	53,798

009-690-035-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MANSFIELD ROBERT
6445 W JENNINGS RD
LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 35 & E 20 FT OF LOT 36 PLAT OF VI-MY-KA SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	140.00	297.00	1.0933	0.8388	110	100		14,122
140 Actual Front Feet, 0.95 Total Acres					Total Est.		Land Value =	14,122

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	33.84	192	0	0
D/W/P: 3.5 Concrete	6.58	200	0	0
D/W/P: 4in Ren. Conc.	8.17	144	0	0
D/W/P: 4in Ren. Conc.	8.17	160	0	0
D/W/P: 4in Ren. Conc.	8.17	1200	100	9,804
Wood Frame	24.96	192	50	2,396

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				14,700

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C Blt 1970

(11) Heating System: Forced Heat & Cool
Ground Area = 1008 SF Floor Area = 2016 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Bi-Level	Siding	Bi-Lev.100%	1,008		
			Total:	205,625	123,374

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853
2 Fixture Bath	1	2,996	1,798

Water/Sewer

1000 Gal Septic	1	4,689	2,813
Water Well, 100 Feet	1	5,734	3,440

Porches

CCP (2 Story)	168	5,793	3,476

Deck

Treated Wood	195	3, 921	2, 353

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	720	33,826	20,296
Common Wall: 1 Wall	1	-2,589	-1,553
Door Opener	1	527	316

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Door Opener	2	1,054	632
Base Cost	1600	67,856	40,714

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Exterior 2 Story	1	7,869	4,721
Wood Stove	1	2,503	1,502

Totals:	343,939	206,363

Parcel Number: 009-690-035-00

Page: 2

Notes:

 ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 253,826

2026 Est. T.C.V. 009-690-035-00 = 282,648

Est. TCV/Total Floor Area = 140.20, Most recent sale 06/21/2012 for 71,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
123,700	123,700	123,700	66,330	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	17,600	0	1,790	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
141,300	141,300	141,300	68,120	68,120	68,120	

009-690-037-00	2026 Est. T.C.V.	RAJALA LINNEA & LEONHARDT JASON
Property Class: 401		6451 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 37 & W 100 FT OF LOT 36 PLAT OF VI-MY-KA SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	218.00	297.00	0.9787	0.8388	110	100		19,685
218 Actual Front Feet,	1.49	Total Acres			Total Est.		Land Value =	19,685

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	480	0	0
D/W/P: Asphalt Paving	3.10	3500	94	10,199
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				12,624

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 10 Blt 1994

(11) Heating System: Forced Heat & Cool
 Ground Area = 1188 SF Floor Area = 2244 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,056		
1 Story	Siding	Slab	132		
			Total:	313,123	266,116

Other Additions/Adjustments

Recreation Room	992	18,818	15,995

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806
2 Fixture Bath	1	2,996	2,547

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

CCP (1 Story)	60	1,870	1,589

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	720	25,214	21,432
Class: CD Exterior: Pole (Finished)			
Door Opener	1	468	398
Base Cost	1936	54,673	46,472

Built-Ins

Appliance Allow.	1	2,713	2,306
Sauna	1	6,512	5,535

Fireplaces

2nd on Same Stack	1	4,280	3,638
Exterior 2 Story	1	7,869	6,689

Deck

Treated Wood	16	716	609

Totals:	455,575	387,201

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 476,257

2026 Est. T.C.V. 009-690-037-00 = 508,566
 Est. TCV/Total Floor Area = 226.63, Most recent sale 08/07/2020 for 342,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
219,600	219,600	219,600	183,875	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	34,700	0	0	4,964	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
254,300	254,300	254,300	188,839	188,839	188,839	

009-700-001-00	2026 Est. T.C.V.	JORAE KEVIN & AMY
Property Class: 402		BAYBERRY LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 9 & 10 T22N R8W LOT 1 WILDWOOD ESTATES.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

EFF - IRRGULAR SHAPE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B200'@1600/	91.31	181.76	0.8602	10.3292	1600	100		41,371
		0.38	Total Acres		Total Est.		Land Value =	41,371

2026 Est. T.C.V. 009-700-001-00 = 41,371

Est. TCV/Total Floor Area = 18.44, Most recent sale 12/28/2021 for 399,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
20,700	20,700	20,700	11,366	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	306	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,700	20,700	20,700	11,672	11,672	11,672

009-700-002-00	2026 Est. T.C.V.	WEBER RONALD J & PATRICIA A
Property Class: 402		S BAYBERRY LN
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SECS 9 & 10 T22N R8W LOT 2 WILDWOOD ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	205.51	93.69	0.9815	0.6957	200	100		28,065
C200'@200/	10.00	210.96	0.9815	0.8522	200	100		1,673
216 Actual Front Feet, 0.49 Total Acres								
Total Est. Land Value =								29,737

2026 Est. T.C.V. 009-700-002-00 = 29,737

Est. TCV/Total Floor Area = 13.25, Most recent sale 01/09/2007 for 60,800

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
14,900	14,900	14,900	8,804	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	237	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
14,900	14,900	14,900	9,041	9,041	9,041

009-700-003-00	2026 Est. T.C.V.	WEBER RONALD J & PATRICIA A
Property Class: 401		1390 S BAYBERRY LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 9 & 10 T22N R8W LOT 3 WILDWOOD ESTATES.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	70.00	429.38	0.8889	1.6653	1800	100		186,517
70 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =	186,517

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 2008

(11) Heating System: Forced Heat & Cool

Ground Area = 1841 SF Floor Area = 2762 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,841		
			Total:	386,022	324,251

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	2,291

Plumbing

Average Fixture(s)	1	1,422	1,194
3 Fixture Bath	1	4,478	3,762
2 Fixture Bath	2	5,993	5,034

Porches

CCP (1 Story)	124	3,603	3,027

Deck

Treated Wood	380	6,080	5,107

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	576	28,771	24,168
Common Wall: 1 Wall	1	-2,589	-2,175
Door Opener	2	1,054	885

Water/Sewer

Public Sewer	1	1,465	1,231
Water Well, 100 Feet	1	5,734	4,817

Built-Ins

Appliance Allow.	1	2,713	2,279

Totals: 447,473 375,871

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 638,981

2026 Est. T.C.V. 009-700-003-00 = 827,873

Est. TCV/Total Floor Area = 299.74

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
351,300	351,300	351,300	153,456	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	62,600	0	4,143	0	

Parcel Number: 009-700-003-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
413,900	413,900	413,900	157,599	157,599	157,599

009-700-004-00	2026 Est. T.C.V.	MISHIER THAIS TRUST
Property Class: 401		1394 S BAYBERRY LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 9 & 10 T22N R8W LOTS 4 & 5. WILDWOOD ESTATES.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	120.00	399.30	0.7361	1.6235	1800	100	LOT 4	258,128
120 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	258,128

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	3100	50	4,805
Total Estimated Land Improvements True Cash Value =				4,805

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1989

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1232 SF Floor Area = 1848 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,232		
			Total:	252,287	163,981

Other Additions/Adjustments

Recreation Room	924	17,528	11,393

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

WCP (1 Story)	352	12,162	7,905
WCP (1 Story)	352	12,162	7,905

Deck

Treated Wood	528	7,545	4,904
Treated Wood	40	1,540	1,001
Treated Wood	96	2,414	1,569

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	708	24,922	16,199
Storage Over Garage	468	6,196	4,027
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	576	21,479	13,961

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 2 Story	1	7,869	5,115

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
Solar Room	160	25,640	16,666	

Totals:	407,556	264,903

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 450,335

2026 Est. T.C.V. 009-700-004-00 = 713,268

Est. TCV/Total Floor Area = 385.97

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
304,500	304,500	304,500	187,854	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	52,100	0	0	5,072	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
356,600	356,600	356,600	192,926	192,926	192,926	

009-700-006-00	2026 Est. T.C.V.	MASTERS MARK D & JOY RENEE
Property Class: 401		1424 S BAYBERRY LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SECS 9 & 10 T22N R8W LOTS 6 & 7 WILDWOOD ESTATES.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	65.00	318.32	0.7157	1.4997	1800	100	LOT 6	125,588
A50'@1800/	65.00	318.32	0.7157	1.4997	1800	100	LOT 7	125,588
130 Actual Front Feet, 0.95 Total Acres								Total Est. Land Value = 251,177

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C -5 Blt 1996

(11) Heating System: Forced Heat & Cool

Ground Area = 1380 SF Floor Area = 2070 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,380		
			Total:	258,759	181,144

Other Additions/Adjustments

Recreation Room	308	5,843	4,090
Basement, Outside Entrance, Below Grade	1	2,727	1,909

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	2	8,956	6,269
2 Fixture Bath	1	2,996	2,097

Porches

WCP (1 Story)	368	12,711	8,898
WGEP (1 Story)	144	12,898	9,029
WPP	448	7,970	5,579

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	768	35,382	24,767
Storage Over Garage	384	5,084	3,559

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Prefab 1 Story	1	2,542	1,779

Local Cost Items

SANITARY SEWER	1	0	0	*86% Good

Totals:	367,202	257,053

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 436,990

Parcel Number: 009-700-006-00

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2026 Est. T.C.V. 009-700-006-00 = 690,542
 Est. TCV/Total Floor Area = 333.60, Most recent sale 08/19/2016 for 255,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
296,900	296,900	296,900	161,506	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	48,400	0	0	4,360	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
345,300	345,300	345,300	165,866	165,866	0

009-700-009-00	2026 Est. T.C.V.	SUTTON HELEN L TR
Property Class: 401		1458 S BAYBERRY LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SECS 9 & 10 T22N R8W LOTS 8 & 9. WILDWOOD ESTATES.

01 COMBO W/008-00 FOR 02

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	65.00	349.17	0.7115	1.5490	1800	100	LOT 8	128,946
A50'@1800/	67.24	349.17	0.7115	1.5490	1800	100	LOT 9	133,390
132 Actual Front Feet, 1.06 Total Acres								Total Est. Land Value = 262,336

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	256	50	842
D/W/P: Asphalt Paving	3.10	3500	50	5,425
Total Estimated Land Improvements True Cash Value =				6,267

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1993

(11) Heating System: Electric Baseboard

Ground Area = 1120 SF Floor Area = 1400 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,120		
Total:				198,119	128,777

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	3	13,434	8,732

Porches

WGEP (1 Story)	224	17,331	11,265
WCP (1 Story)	296	10,333	6,716

Deck

Treated Wood	192	3,882	2,523

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	21,479	18,902	*88% Good

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	768	26,365	22,147	*84% Good

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 302,277 206,428

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 350,927

2026 Est. T.C.V. 009-700-009-00 = 619,530

Est. TCV/Total Floor Area = 442.52

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-700-009-00

Page: 2

	273,000	273,000	273,000	141,807	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	36,800	0	0	3,828	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	309,800	309,800	309,800	145,635	145,635	145,635

009-700-010-00	2026 Est. T.C.V.	PREE CORINNE A
Property Class: 401		1470 S BAYBERRY LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 9 & 10 T22N R8W LOT 10 WILDWOOD ESTATES.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	66.31	369.90	0.9059	1.5806	1800	100		170,904
49 Actual Front Feet, 0.64 Total Acres							Total Est. Land Value =	170,904

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	2150	71	4,732
Total Estimated Land Improvements			True Cash Value =	4,732

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1975

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1040 SF Floor Area = 1200 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	720		
1.5 Story	Siding	Crawl Space	320		
			Total:	165,315	115,723

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Porches

WPP	380	6,775	4,742

Deck

Pine w/Roof (Deck Portion)	48	1,333	933
Pine w/Roof (Roof portion)	48	937	656
Treated Wood	136	3,101	2,171

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	432	17,574	12,302

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Exterior 1 Story	1	6,387	4,471

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 214,844 150,393

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 255,668

2026 Est. T.C.V. 009-700-010-00 = 431,304

Est. TCV/Total Floor Area = 359.42, Most recent sale 05/01/1998 for 135,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
186,200	186,200	186,200	75,980	2.70

Parcel Number: 009-700-010-00

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2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	29,500	0	0	2,051	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	215,700	215,700	215,700	78,031	78,031	78,031

009-700-011-00	2026 Est. T.C.V.	PREE CORINNE A
Property Class: 402		S BAYBERRY LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SECS 9 & 10 T22N R8W N 1/2 OF LOT 11 WILDWOOD ESTATES.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

		* Factors *		1/2 LOT 11		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A50'@1800/	32.50	281.46	1.1627	0.9380	1800 100	63,802
A50'@1800/	0.00	0.21	1.1627	0.1156	1800 100	0
		0.21	Total Acres		Total Est. Land Value =	63,802

2026 Est. T.C.V. 009-700-011-00 = 63,802

Est. TCV/Total Floor Area = 53.17

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
28,400	28,400	28,400	5,634	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,500	0	152	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
31,900	31,900	31,900	5,786	5,786	5,786

009-700-012-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

OLSON ERIK A & RENATA J
1494 S BAYBERRY LN
LAKE CITY, MI 49651

. SECS 9 & 10 T22N R8W LOT 12 WILDWOOD ESTATES. FULLY ASSESSED WITH ADJACENT
LOTS 13 & S/12 LOT 11: PIN 700-011-50 . SECS 9 & 10 T22N R8W S 1/2 OF LOT 11
WILDWOOD ESTATES. AND PIN 009-700-013-00 . SECS 9 & 10 T22N R8W LOT 13 WILDWOOD
ESTATES.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	32.50	233.07	0.6239	1.3447	1800	100		49,076
A50'@1800/	70.00	233.07	0.6239	1.3447	1800	100		105,702
B200'@1600/	90.00	233.07	0.7139	0.5843	1600	100	LOT 13	60,064
193 Actual Front Feet, 1.03 Total Acres								
Total Est. Land Value =								214,841

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	2	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1975

(11) Heating System: Electric Baseboard
Ground Area = 840 SF Floor Area = 1260 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	840		
Total:				154,443	100,388

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Deck

Treated Wood	380	6,080	3,952
Treated Wood	168	3,558	2,313

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	672	26,665	17,332
Storage Over Garage	336	4,449	2,892
Door Opener	2	1,054	685

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Prefab 1 Story	1	2,542	1,652

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 212,213 137,938

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 234,494

Parcel Number: 009-700-012-00

Page: 2

2026 Est. T.C.V. 009-700-012-00 = 454,085
 Est. TCV/Total Floor Area = 360.38, Most recent sale 11/01/2024 for 424,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
200,800	200,800	200,800	200,800	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	26,200	0	0	5,421	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
227,000	227,000	227,000	206,221	206,221	206,221

009-700-014-00	2026 Est. T.C.V.	SHAW SUSAN B TRUST
Property Class: 401		BAYBERRY LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 9 & 10 T22N R8W LOTS 14 & 16 WILDWOOD ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	52.00	545.34	1.2919	1.0806	200	100		14,518
C200'@200/	19.80	308.00	1.2919	0.9367	200	100		4,792
72 Actual Front Feet, 0.79 Total Acres								
Total Est. Land Value =								19,310

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	48	94	368
Total Estimated Land Improvements True Cash Value =				368

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2018

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Storage Over Garage	576	7,626	7,168
Base Cost	1296	45,140	42,432

Totals: 52,766 49,600

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 84,320

2026 Est. T.C.V. 009-700-014-00 = 103,998

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
47,300	47,300	47,300	32,499	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,700	0	877	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
52,000	52,000	52,000	33,376	33,376	0

009-700-015-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

BOWLIN TRUST
BAYBERRY LN
LAKE CITY, MI 49651

2016-02996 BEGINNING AT THE NORTHERLY MOST CORNER BETWEEN LOTS 16 AND 17 IN THE PLAT OF WILDWOOD ESTATES; THENCE SL4 DEG.48'58"W 90 FEET; THENCE S63 DEG.54'32"E TO THE EASTERLY BOUNDARY OF LOT 17; THENCE NORTHERLY ALONG SAID BOUNDARY TO THE NORTHEASTERLY MOST CORNER OF SAID LOT 17; THENCE N63 DEG. 54'23"W TO THE POINT OF BEGINNING. ALSO THE EASTERLY YL OF LOT 15 (THE EASTERLY YL OF LOT 15 BEING 15.295 FEET ON THE ROAD SIDE AND 26.7 FEET ON THE LAKE SIDE) IN THE PLAT OF WILDWOOD ESTATES. INCLUDING AN EASEMENT OF RIGHT OF WAY AS THE SAME IS RECORDED IN BOOK OF SURVEYS S-1, PAGES 45 AND 46; AND EASEMENT OF RIGHT OF WAY AS SAME IS RECORDED IN LIBER 214, PAGES 552,553, AND 554, MISSAUKEE COUNTY RECORDS. FORMERLY ABV AS: SECS 9 & 10 T22N R8W E'LY 1/2 OF LOT 15 & BEG AT N'LY MOST COR OF LOT 17 S 14 DEG 48'58"W 90 FT, S 63 DEG 54'32"E TO E'LY LINE LOT 17 TH N'LY ALONG E LINE LOT 17 TO NE COR LOT 17, N 63 DEG 54'32"W TO POB. WILDWOOD ESTATES.

SECS 9 & 10 T22N R8W LOTS 15, 20, 21, 22 WILDWOOD ESTATES.
FOR 2014 COMBINED LOTS, FORMERLY . SECS 9 & 10 T22N R8W LOT 15 WILDWOOD ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	25.30	137.77	1.1476	0.7661	200	100		4,448
C200'@200/	90.00	193.60	1.1476	0.8341	200	100		17,230
115 Actual Front Feet,	0.48	Total Acres			Total Est.		Land Value =	21,678

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1997

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	1008	21,803	17,442

Totals:	21,803	17,442

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 29,651

2026 Est. T.C.V. 009-700-015-00 = 51,329

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
24,200	24,200	24,200	17,500	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,500	0	0	472	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,700	25,700	25,700	17,972	17,972	0	

009-700-015-50	2026 Est. T.C.V.	BRIGGS MICHAEL F & VICTORIA B
Property Class: 401		BAYBERRY LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

W'LY 1/2 OF LOT 15 & LOT 17 EXC BEG AT N'LY MOST COR OF LOT 17, S 14 DEG 48'58"W
 90 FT, S 63 DEG 54'32"E TO E'LY LINE LOT 17 TH N'LY ALONG E LINE LOT 17 TO NE
 COR OF LOT 17, N 63 DEG 54'32"W TO POB. WILDWOOD ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	25.30	137.77	1.0986	0.7661	200	100		4,258
C200'@200/	112.00	140.01	1.0986	0.7692	200	100		18,929
137 Actual Front Feet, 0.44 Total Acres							Total Est. Land Value =	23,186

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 2004

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	960	27,706	22,165
Totals:		27,706	22,165

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 37,681

2026 Est. T.C.V. 009-700-015-50		=	60,867
Est. TCV/Total Floor Area = 0.00			
2025 Assessed	MBOR	S.E.V.	Base for Cap
28,600	28,600	28,600	18,196
			2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	1,800	0	491
2026 Assessed	MBOR	S.E.V.	Capped
30,400	30,400	30,400	18,687
			->Taxable<-
			18,687
			PRE/MBT
			0

009-700-018-00	2026 Est. T.C.V.	BRIGGS MICHAEL F & VICTORIA B
Property Class: 401		1473 S BAYBERRY LN
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SECS 9 & 10 T22N R8W LOT 18 WILDWOOD ESTATES.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	70.00	155.57	0.8889	1.1673	1800	100	EAST SIDE	130,738
70 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	130,738

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C Blt 1982

(11) Heating System: Forced Heat & Cool

Ground Area = 1079 SF Floor Area = 1888 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	1,079		
			Total:	231,645	185,316

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
2 Fixture Bath	1	2,996	2,397

Porches

WPP	607	10,744	8,595

Deck

Treated Wood	141	3,174	2,539
Treated Wood	60	1,887	1,510

Water/Sewer

Public Sewer	1	1,465	1,172
Water Well, 50 Feet	1	3,344	2,675

Built-Ins

Appliance Allow.	1	2,713	2,170

Fireplaces

Prefab 2 Story	1	3,109	2,487

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 262,499 209,999

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 356,998

2026 Est. T.C.V. 009-700-018-00 = 490,161

Est. TCV/Total Floor Area = 259.62

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
207,200	207,200	207,200	101,921	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	37,900	0	2,751	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
245,100	245,100	245,100	104,672	104,672	0

009-700-019-00	2026 Est. T.C.V.	SHAW SUSAN B & DAVID J
Property Class: 401		1459 S BAYBERRY LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 9 & 10 T22N R8W LOT 19 WILDWOOD ESTATES.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	70.00	155.57	0.8889	1.1673	1800	100	EAST SIDE	130,738
70 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	130,738

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 10 Blt 1997

(11) Heating System: Forced Heat & Cool

Ground Area = 1196 SF Floor Area = 2093 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	1,196		
			Total:	279,330	223,471

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582
2 Fixture Bath	1	2,996	2,397

Porches

WGEP (1 Story)	49	6,329	5,063
WCP (1 Story)	1092	33,219	26,575

Water/Sewer

Public Sewer	1	1,465	1,172
Water Well, 100 Feet	1	5,734	4,587

Built-Ins

Appliance Allow.	1	2,713	2,170

Fireplaces

Prefab 2 Story	1	3,109	2,487

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good

Totals: 340,795 272,642

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 463,491

2026 Est. T.C.V. 009-700-019-00 = 596,654

Est. TCV/Total Floor Area = 285.07, Most recent sale 06/01/1995 for 20,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
253,000	253,000	253,000	133,036	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	45,300	0	3,591	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
298,300	298,300	298,300	136,627	136,627	0

009-700-020-00	2026 Est. T.C.V.	BOWLIN TRUST
Property Class: 401		1445 S BAYBERRY LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2016-02996 LOT 20 AND THE S'LY 1/2 LOT 21 (THE SOUTHERLY 1/2 OF LOT 21 BEING 42 FEET ON THE LAKE SIDE AND 38 FEET ON THE ROAD SIDE) IN THE PLAT OF WILDWOOD ESTATES.

FOMERLY ABV AS SECS 9 & 10 T22N R8W LOTS 20 & S'LY 1/2 OF LOT 21 WILDWOOD ESTATES.

2013, FOMERLY ASSESSED AS. SECS 9 & 10 T22N R8W LOT 20 WILDWOOD ESTATES.

2014 COMBINED FOR ASSESSMENT 9 & 10 T22N R8W LOTS 20, 21, 22 & E'LY 1/2 OF LOT 15 & BEG AT N'LY MOST COR OF LOT 17 S 14 DEG 48'58"W 90 FT, S 63 DEG 54'32"E TO E'LY LINE LOT 17 TH N'LY ALONG E LINE LOT 17 TO NE COR LOT 17, N 63 DEG 54'32"W TO POB. WILDWOOD ESTATES.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	108.00	169.40	0.7637	1.2026	1800	100	EAST SIDE	178,549
108 Actual Front Feet, 0.42 Total Acres								Total Est. Land Value = 178,549

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	27.96	120	50	1,677
Total Estimated Land Improvements True Cash Value =				1,677

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1985

(11) Heating System: Forced Heat & Cool

Ground Area = 2080 SF Floor Area = 2080 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,040		
1 Story	Siding	Basement	1,040		
			Total:	323,730	258,956

Other Additions/Adjustments

Recreation Room	2080	39,458	29,593
Basement, Outside Entrance, Below Grade	1	2,727	2,182
Basement, Outside Entrance, Above Grade	1	1,980	1,584

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Porches

WCP (1 Story)	48	3,193	2,554

Deck

Treated Wood	280	4,978	3,982
Treated Wood	392	6,205	4,964
Treated Wood	64	1,953	1,562
Treated Wood	905	11,530	9,224

Water/Sewer

Public Sewer	1	1,465	1,172
Water Well, 50 Feet	1	3,344	2,675

Built-Ins

Appliance Allow.	1	2,713	2,170

Fireplaces

Prefab 1 Story	1	2,542	2,034

Parcel Number: 009-700-020-00

Page: 2

Local Cost Items

SANITARY SEWER

1

0

0

*94% Good

Totals: 411,718 327,372

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 556,532

2026 Est. T.C.V. 009-700-020-00 = 736,758

Est. TCV/Total Floor Area = 354.21, Most recent sale 09/15/2016 for 230,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
313,400	313,400	313,400	250,899	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	55,000	0	6,774	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
368,400	368,400	368,400	257,673	257,673	0	

009-700-021-50	2026 Est. T.C.V.	BROOKS LEE R
Property Class: 401		BAYBERRY LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 9 & 10 T22N R8W N'LY 1/2 OF LOT 21 WILDWOOD ESTATES.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	38.00	183.41	1.1008	1.2365	1800	100		93,104
38 Actual Front Feet, 0.16 Total Acres					Total Est.		Land Value =	93,104

2026 Est. T.C.V. 009-700-021-50 = 93,104

Est. TCV/Total Floor Area = 44.76

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
41,400	41,400	41,400	15,572	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	5,200	0	0	420	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
46,600	46,600	46,600	15,992	15,992	0	

009-700-022-00	2026 Est. T.C.V.	BROOKS LEE R
Property Class: 401		1417 S BAYBERRY LN
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SECS 9 & 10 T22N R8W LOT 22 WILDWOOD ESTATES.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	83.00	272.91	0.8375	1.4210	1800	100		177,794
83 Actual Front Feet, 0.52 Total Acres							Total Est. Land Value =	177,794

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	27.96	120	50	1,677
Wood Frame	23.80	280	50	3,332
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				7,434

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1993

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1680 SF Floor Area = 1680 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Basement	1,232			
1 Story	Siding	Piers	448			*58% Good
			Total:	221,402	157,374	

Other Additions/Adjustments

Basement Living Area	750	26,378	19,783
Basement, Outside Entrance, Below Grade	1	2,727	2,045

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358
2 Fixture Bath	1	2,996	2,247

Deck

Treated Wood	560	7,840	6,586	*84% Good
Treated Wood	160	3,446	3,343	*97% Good
Treated Wood	1120	14,269	13,698	*96% Good

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	960	31,258	23,443

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 50 Feet	1	3,344	2,508

Built-Ins

Appliance Allow.	1	2,713	2,035

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	323,738	238,585

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 405,595

Parcel Number: 009-700-022-00

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Est. TCV/Total Floor Area = 351.68

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
257,100	257,100	257,100	128,400	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	38,300	0	0	3,466	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
295,400	295,400	295,400	131,866	131,866	0	

009-700-023-00	2026 Est. T.C.V.	FLORIAN JOSHUA & GINA
Property Class: 401		1401 S BAYBERRY LN
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SECS 9 & 10 T22N R8W LOT 23 WILDWOOD ESTATES.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	80.00	217.80	0.8483	1.3132	1800	100		160,413
80 Actual Front Feet, 0.40 Total Acres							Total Est. Land Value =	160,413

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 5 Blt 1976

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 768 SF Floor Area = 1152 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	768		
			Total:	176,712	123,704

Other Additions/Adjustments

Basement, Outside Entrance, Above Grade	1	1,980	1,386

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Porches

CSEP (1 Story)	192	8,569	5,998
WPP	344	6,140	4,298

Deck

Treated Wood	32	1,353	947

Garages

Class: C Exterior: Block Foundation: 42 Inch (Unfinished)

Basement Garage: 1 Car	1	2,778	1,945

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Wood Stove	1	2,503	1,752

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	215,847	151,098

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 256,867

2026 Est. T.C.V. 009-700-023-00 = 419,705

Est. TCV/Total Floor Area = 364.33, Most recent sale 03/16/2023 for 330,000

Parcel Number: 009-700-023-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	179,900	179,900	179,900	164,032	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	30,000	0	0	4,428	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	209,900	209,900	209,900	168,460	168,460	0

009-700-024-00	2026 Est. T.C.V.	WHITCOMB CHARLES & ANGELA
Property Class: 401		1385 S BAYBERRY LN
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SECS 9 & 10 T22N R8W LOT 24 WILDWOOD ESTATES.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	80.00	250.47	0.8483	1.3790	1800	100		168,455
80 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	168,455

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1975

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 720 SF Floor Area = 900 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	720		
			Total:	136,242	88,556
Other Additions/Adjustments					
	Recreation Room		196	3,718	2,417
	Basement, Outside Entrance, Above Grade		2	3,959	2,573
Plumbing					
	Average Fixture(s)		1	1,422	924
	2 Fixture Bath		1	2,996	1,947
Porches					
	WPP		32	1,730	1,124
Deck					
	Treated Wood		240	4,500	2,925
Balcony					
	Wood Balcony		32	1,398	909
Water/Sewer					
	Public Sewer		1	1,465	952
	Water Well, 100 Feet		1	5,734	3,727
Built-Ins					
	Appliance Allow.		1	2,713	1,763
Fireplaces					
	Wood Stove		1	2,503	1,627
Local Cost Items					
	SANITARY SEWER		1	0	0 *89% Good
	Totals:			168,380	109,444

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 186,055

2026 Est. T.C.V. 009-700-024-00 = 356,935
 Est. TCV/Total Floor Area = 396.59, Most recent sale 10/14/2005 for 169,900

Parcel Number: 009-700-024-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	153,900	153,900	153,900	89,026	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	24,600	0	0	2,403	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	178,500	178,500	178,500	91,429	91,429	0

009-700-025-00	2026 Est. T.C.V.	BALANDA PETER B
Property Class: 401		S BAYBERRY LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 9 & 10 T22N R8W LOT 25 WILDWOOD ESTATES.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	90.00	283.14	0.8141	1.4395	1800	100		189,832
80 Actual Front Feet, 0.62 Total Acres					Total Est.		Land Value =	189,832

2026 Est. T.C.V. 009-700-025-00 = 189,832

Est. TCV/Total Floor Area = 210.92

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
84,400	84,400	84,400	27,961	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	10,500	0	754	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
94,900	94,900	94,900	28,715	28,715	0	

009-700-026-00	2026 Est. T.C.V.	O'DOHERTY MARY ELLEN
Property Class: 401		1345 S BAYBERRY LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 9 & 10 T22N R8W LOT 26 WILDWOOD ESTATES.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	80.00	223.25	0.8483	1.3246	1800	100		161,806
80 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	161,806

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1975

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 1600 SF Floor Area = 1600 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,600		
			Total:	222,839	155,987

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995

Porches

WPP	408	7,271	5,090
WPP	120	3,491	2,444

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	384	16,247	11,373

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Wood Stove	1	2,503	1,752

Local Cost Items

GENERATOR	1	1	1	*100% Good
SANITARY SEWER	1	0	0	*94% Good

Totals: 263,686 184,580

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 313,786

2026 Est. T.C.V. 009-700-026-00 = 478,017

Est. TCV/Total Floor Area = 298.76

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
205,600	205,600	205,600	104,293	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	33,400	0	2,815	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

239,000	239,000	239,000	107,108	107,108	0

009-700-027-00	2026 Est. T.C.V.	ZMYSLO DENNIS E & LAURA L
Property Class: 401		1319 S BAYBERRY LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2012-02076 WD Panel "A" AS shown in Book of SURVEYS S-3, page 211 through 213 inclusive, Missaukee County Records. (Being a part of Government Lot7, Section 10, T22N. R8W) Including INGRESS and egress OVER and across easements as shown in Book of Surveys S-1, page 4S and Liber214 page 552 through 554, inclusive, Missaukee COUNTY Records.

SEC 10 T22N R8W PCL A OF SURVEY RECORDED IN LIBER S-3 PP 211-213 INCL. .35A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	74.00	211.91	0.8718	1.3006	1800	100		151,032
74 Actual Front Feet,	0.36	Total Acres			Total Est.		Land Value =	151,032

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.80	100	94	2,707
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				5,132

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1975

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1344 SF Floor Area = 1848 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,008		
1 Story	Siding	Slab	336		
Total:				221,217	143,792

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911
2 Fixture Bath	1	2,996	1,947

Porches

WPP	362	6,458	4,198

Deck

Treated Wood	169	3,571	2,321

Balcony

Wood Balcony	28	1,223	795

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	528	22,551	14,658
Common Wall: 1 Wall	1	-2,589	-1,683

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Parcel Number: 009-700-027-00

Page: 2

Local Cost Items

SANITARY SEWER

1

0

0

*84% Good

Totals:

274,084

178,155

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:

302,864

2026 Est. T.C.V. 009-700-027-00

= 459,028

Est. TCV/Total Floor Area = 248.39, Most recent sale 06/07/2012 for 217,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
197,100	197,100	197,100	125,347	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	32,400	0	3,384	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
229,500	229,500	229,500	128,731	128,731	0	

009-890-004-00	2026 Est. T.C.V.	GTP TOWERS II, LLC
Property Class: 210		3622 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PERSONAL PROPERTY - LAKE TWP - WOODEN MONO POLE TOWER ON 009-024-015-00.
PROPERTY ADDRESS 3622 S MOREY RD.

Land Value Estimates for Land Table .

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		0.00	Total Acres		Total Est.	Land Value =	0

<< 2026 Statement (Current Year Statement) >>

Bought Bldgs. on
During Leased Land
2004 15,000*113%
Prior
Total 15,000
TCV-> 16,950

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	15,000	TBL	16,950
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Solar Energy	0	100	0

Total Cost New=	15,000	TCV=	16,950	Assessed Value=	8,500

2026 Est. T.C.V. 009-890-004-00	=	16,950
Est. TCV/Total Floor Area = 9.17		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
9,200 9,200 9,200	3,234	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 -700 0	0	87 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
8,500 8,500 8,500	3,321	3,321 0

009-890-005-00	2026 Est. T.C.V.	AT&T MOBILITY LLC
Property Class: 210		9590 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

BUILDING ON LEASED LAND

Land Value Estimates for Land Table .

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		0.00	Total Acres		Total Est. <td>Land Value =</td> <td>0</td>	Land Value =	0

<< 2026 Statement (Current Year Statement) >>

Bought	Leasehold
During	Improvements
2013	478*22%
Prior	20,676*12%
Total	21,154
TCV->	2,586

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	21,154	TBL	2,586
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Solar Energy	0	100	0

Total Cost New=	21,154	TCV=	2,586	Assessed Value=	1,300

2026 Est. T.C.V. 009-890-005-00	=	2,586

Est. TCV/Total Floor Area = 1.40

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
1,300	1,300	1,300	1,300	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,300	1,300	1,300	1,335	1,300	0	

009-890-006-00	2026 Est. T.C.V.	TILLMAN INFRASTRUCTURE
Property Class: 210		3728 S MOREY RD FA14293447
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

BUILDING ON LEASED LAND LOCATED ON PARCEL 009-024-015-70

Land Value Estimates for Land Table .

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		0.00	Total Acres		Total Est.	Land Value =	0

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Gates, Mesh, 10'	771.64	1	100	772
Fencing: Wire Mesh, #11	3.15	1740	100	5,481
Total Estimated Land Improvements			True Cash Value =	6,253

<< 2026 Statement (Current Year Statement) >>

Bought	Bldgs. on
During	Leased Land
2018	102,065*116%
Prior	
Total	102,065
TCV->	118,395

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	108,318	TBL	124,648
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Solar Energy	0	100	0

Total Cost New=	108,318	TCV=	124,648	Assessed Value=	62,300

2026 Est. T.C.V. 009-890-006-00 = 124,648

Est. TCV/Total Floor Area = 67.45

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
67,400	67,400	67,400	57,808	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-5,100	0	1,560	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
62,300	62,300	62,300	59,368	59,368	0	

009-890-161-10	2026 Est. T.C.V.	AT&T MOBILITY, LLC
Property Class: 210		3728 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table .

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		0.00	Total Acres		Total Est.	Land Value =	0

<< 2026 Statement (Current Year Statement) >>

Bought Cellular
 During Equipment
 2019 2,833* 8%
 Prior
 Total 2,833
 TCV-> 227

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	2,833	TBL	227
Solar Energy	0	100	0

Total Cost New=	2,833	TCV=	227	Assessed Value=	100

2026 Est. T.C.V. 009-890-161-10

= 227

Est. TCV/Total Floor Area = 0.12

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
200	200	200	200	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	-100	0	0	-100	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
100	100	100	205	100	0


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009-900-001-00
Property Class: 551
Map #:
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2026 Est. T.C.V.

LAKE TOWNSHIP

CONSUMERS ENERGY COMPANY
LAKE CITY, MI 49651

PERSONAL PROPERTY LAKE TWP LAKE CITY SCHOOL DIST

<< 2026 Statement (Current Year Statement) >>

Bought During	Gas Distribution	Electric Transmission
2024	286,415*87%	287,732*93%
2023	111,346*81%	733,756*90%
2022	179,677*76%	789,706*86%
2021	208,450*71%	691,859*82%
2020	237,623*67%	371,303*78%
2019	111,394*63%	1,101,407*74%
2018	102,482*59%	472,654*70%
2017	176,610*55%	244,489*67%
2016	125,216*51%	275,032*64%
2015	137,165*47%	168,587*61%
2014	56,945*43%	131,109*58%
2013	73,746*39%	198,549*55%
2012	108,528*35%	140,851*52%
2011	85,902*32%	120,452*50%
Prior Total	1,589,955*32%	4,493,609*50%
TCV->	3,591,454	10,221,095
	1,766,746	6,618,142

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	13,812,549	TBL	8,384,888
Solar Energy	0	100	0

Adjustment: ROW 21,718

Total Cost New= 13,812,549 TCV= 8,406,606 Assessed Value= 4,203,300

2026 Est. T.C.V. 009-900-001-00 = 8,406,606

Est. TCV/Total Floor Area = 4549.03

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	4,351,300	4,351,300	4,351,300	4,351,300	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	148,000	0	-148,000	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	4,203,300	4,203,300	4,203,300	4,203,300	4,203,300	0	

009-900-002-00
Property Class: 551
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

CONSUMERS ENERGY COMPANY
LAKE CITY, MI 49651

PERSONAL PROPERTY LAKE TWP MC BAIN SCHOOL DIST

<< 2026 Statement (Current Year Statement) >>

Bought During	Gas Distribution	Electric Transmission
2024		111,397*93%
2023		260,441*90%
2022	1,693*76%	29,148*86%
2021		72,202*82%
2020		186,959*78%
2019		100,964*74%
2018		62,041*70%
2017		91,311*67%
2016		52,371*64%
2015		65,389*61%
2014	844*43%	25,617*58%
2013		10,937*55%
2012		10,350*52%
2011		13,439*50%
Prior	6,491*32%	748,363*50%
Total	9,028	1,840,929
TCV->	3,727	1,227,978

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	1,849,957	TBL	1,231,705
Solar Energy	0	100	0

Adjustment: ROW 16

Total Cost New= 1,849,957 TCV= 1,231,721 Assessed Value= 615,900

2026 Est. T.C.V. 009-900-002-00 = 1,231,721

Est. TCV/Total Floor Area = 666.52

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	634,500	634,500	634,500	634,500	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	18,600	0	-18,600	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	615,900	615,900	615,900	615,900	615,900	0	

009-900-003-00	2026 Est. T.C.V.	CONSUMERS ENERGY COMPANY
Property Class: 551		
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PERSONAL PROPERTY - LAKE TWP - LAKE CITY SCHOOL DISTRICT

<< 2026 Statement (Current Year Statement) >>

Bought	Electric
During	Transmission
2017	2,326*67%
2015	234*61%
Prior	13,658*50%
Total	16,218
TCV->	8,530

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	16,218	TBL	8,530
Solar Energy	0	100	0

Total Cost New=	16,218	TCV=	8,530	Assessed Value=	4,300

2026 Est. T.C.V. 009-900-003-00	=	8,530

Est. TCV/Total Floor Area = 4.62

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
4,300	4,300	4,300	4,300	2.70	
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,300	4,300	4,300	4,416	4,300	0

009-900-005-00	2026 Est. T.C.V.	WOLVERINE POWER SUPPLY COOPERATIVE
Property Class: 551		10125 W WATERGATE RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

PERSONAL PROPERTY - LAKE TWP.

<< 2026 Statement (Current Year Statement) >>					
Bought	Furniture	Machinery	Office	Bought	Computer
During	& Fixtures	& Equipment	Elec., etc.	During	Equipment
2024			379,830*64%	2024	5,212*44%
2023				2023	13,573*32%
2020			38,713*41%	2020	
2017	60,990*33%	7,708*38%	184,404*33%	Total	18,785
2016				TCV->	6,636
Prior					
Total	60,990	7,708	602,947		
TCV->	20,127	2,929	319,816		

Bought	Electric
During	Transmission
2023	92,223*90%
Prior	29,067*50%
Total	121,290
TCV->	97,535

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	121,290	TBL	97,535
Solar Energy	0	100	0

Adjustment: ROW	1,542

Total Cost New=	811,720	TCV=	448,585	Assessed Value=	224,300

2026 Est. T.C.V. 009-900-005-00	=	448,585
Est. TCV/Total Floor Area = 242.74		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
268,700 268,700 268,700	268,700	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 44,400	0	-44,400 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
224,300 224,300 224,300	224,300	224,300 0

009-900-006-00	2026 Est. T.C.V.	WOLVERINE POWER SUPPLY COOPERATIVE
Property Class: 551		10125 W WATERGATE RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

PERSONAL PROPERTY LAKE TWP.

<< 2026 Statement (Current Year Statement) >>					
Bought During	Furniture & Fixtures	Machinery & Equipment	Office Elec., etc.	Bought During	Computer Equipment
2024	6,053*80%		45,167*64%	2024	416,624*44%
2023				2023	605,540*32%
2022				2022	396,617*24%
2021			8,016*44%	2021	44,293*19%
2020			43,728*41%	2020	94,553*15%
2019			118,812*38%	2019	1,132,459* 8%
2018	13,098*37%	91,532*42%	11,432*35%	Prior	1,562,643* 8%
2017	91,617*33%	4,781*38%	23,468*33%	Total	4,252,729
2016	827,062*29%	222,783*36%		TCV->	710,483
2015		11,350*33%			
2014		47,310*31%			
2013		33,246*29%	4,759*26%		
2012		10,700*28%	4,415*25%		
2011		10,390*23%	2,145*17%		
Prior		153,294*23%	241,600*17%		
Total	937,830	585,386	503,542		
TCV->	279,770	189,159	151,034		

Bought During	Electric Transmission
2024	1,505,196*93%
2023	4,792,099*90%
2022	3,409*86%
2019	6,458*74%
2016	112,158*64%
Prior	270,461*50%
Total	6,689,781
TCV->	5,927,444

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	6,689,781	TBL	5,927,444
Solar Energy	0	100	0

Adjustment: ROW 1,617

Total Cost New= 12,969,268 TCV= 7,259,507 Assessed Value= 3,629,800

2026 Est. T.C.V. 009-900-006-00 = 7,259,507

Est. TCV/Total Floor Area = 3928.30

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
3,886,000	3,886,000	3,886,000	3,886,000	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	256,200	0	-256,200	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,629,800	3,629,800	3,629,800	3,629,800	3,629,800	0	

009-900-009-19	2026 Est. T.C.V.	SPRIK CONCRETE CONSTRUCTION
Property Class: 251		9570 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

COMMERCIAL PERSONAL PROPERTY LAKE TOWNSHIP MISSAUKEE

<< 2026 Statement (Current Year Statement) >>

Bought Machinery
During & Equipment
2024 14,462*76%
2023 35,982*67%
2022 394,484*60%
2021 183,018*54%
2020 28,391*49%
2019 27,351*45%
2018 10,702*42%
Prior
Total 694,390
TCV-> 401,334

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Solar Energy	0	100	0

Total Cost New=	694,390	TCV=	401,334	Assessed Value=	200,700

2026 Est. T.C.V. 009-900-009-19	=	401,334
Est. TCV/Total Floor Area = 217.17		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
223,900 223,900 223,900	223,900	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 23,200	0	-23,200 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
200,700 200,700 200,700	200,700	200,700 200,700

009-900-012-00	2026 Est. T.C.V.	MISSAUKEE GOLF ASSOCIATION
Property Class: 251		5300 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PERSONAL PROPERTY - LAKE TWP

<< 2026 Statement (Current Year Statement) >>					
Bought	Furniture	Machinery	Office	Bought	Computer
During	& Fixtures	& Equipment	Elec., etc.	During	Equipment
2019		5,000*45%		2019	
2018		1,000*42%		Prior	2,564* 8%
2017		4,200*38%		Total	2,564
2016		5,000*36%		TCV->	205
Prior	14,330*12%	471,992*23%	3,117*17%		
Total	14,330	487,192	3,117		
TCV->	1,720	114,624	530		

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Solar Energy	0	100	0

Total Cost New=	507,203	TCV=	117,079	Assessed Value=	58,500

2026 Est. T.C.V. 009-900-012-00	=	117,079

Est. TCV/Total Floor Area = 63.35

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
58,800	58,800	58,800	58,800	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	300	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
58,500	58,500	58,500	58,500	58,500	58,500

009-900-014-00	2026 Est. T.C.V.	DTE GAS COMPANY
Property Class: 551		
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PERSONAL PROPERTY MC BAIN SCHOOL DISTRICT.

<< 2026 Statement (Current Year Statement) >>		
Bought	Gas	Gas
During	Distribution	Transmission
2022		8,640*81%
2018	154*59%	
2017		1,113*59%
2016		1,064*56%
2015		922*53%
Prior	682*32%	1,896,139*45%
Total	836	1,907,878
TCV->	309	862,003

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	1,908,714	TBL	862,312
Solar Energy	0	100	0

Adjustment: ROW 46,061

Total Cost New= 1,908,714 TCV= 908,373 Assessed Value= 454,200

2026 Est. T.C.V. 009-900-014-00		=	908,373
Est. TCV/Total Floor Area = 491.54			
2025 Assessed	MBOR	S.E.V.	Base for Cap
454,500	454,500	454,500	454,500
			IRM
			2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	0	0	-300
2026 Assessed	MBOR	S.E.V.	Capped
454,200	454,200	454,200	454,200
			->Taxable<-
			PRE/MBT
			0

009-900-015-00
 Property Class: 251
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

ATKINS ELECTRIC LLC
 8399 W JENNINGS RD
 LAKE CITY, MI 49651

COMMERCIAL PERSONAL

<< 2026 Statement (Current Year Statement) >>

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Solar Energy	0	100	0

Total Cost New=	0	TCV=	0	Assessed Value=	0

2026 Est. T.C.V. 009-900-015-00 = 0

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-022-00	2026 Est. T.C.V.	CLASSIC CHEVROLET NORTH INC
Property Class: 251		6190 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PERSONAL PROPERTY - LAKE TWP

<< 2026 Statement (Current Year Statement) >>					
Bought	Furniture	Machinery	Office	Bought	Computer
During	& Fixtures	& Equipment	Elec., etc.	During	Equipment
2024	4,000*80%	95,936*76%		2024	
2023	5,342*69%	108,520*67%		2023	
2020		25,251*49%		2020	
2018		18,034*42%		Prior	56,471* 8%
2017		27,629*38%		Total	56,471
2016		937*36%		TCV->	4,518
2015		4,357*33%			
2014	108*24%	12,316*31%			
2013		5,572*29%			
2011		53,251*23%			
Prior	192,972*12%	155,976*23%	5,463*17%		
Total	202,422	507,779	5,463		
TCV->	30,069	231,396	929		

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Solar Energy	0	100	0

Total Cost New=	772,135	TCV=	266,912	Assessed Value=	133,500

2026 Est. T.C.V. 009-900-022-00	=	266,912

Est. TCV/Total Floor Area = 144.43

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
148,100	148,100	148,100	148,100	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	14,600	0	-14,600	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
133,500	133,500	133,500	152,098	133,500	133,500

009-900-022-16
 Property Class: 251
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

LGC TENT RENTAL LLC
 8500 W LOTAN RD X 301
 LAKE CITY, MI 49651-9505

COMMERCIAL PERSONAL

2026 Est. T.C.V. 009-900-022-16				=	0	
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	0	2.70		
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-900-031-19
 Property Class: 251
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

FOREST & FARM LLC
 11978 W WATERGATE RD
 CADILLAC, MI 49601

COMMERCIAL PERSONAL

2026 Est. T.C.V. 009-900-031-19				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-032-00
 Property Class: 251
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

CALLAHAN SUPPLY LLC
 10429 W WATERGATE RD
 LAKE CITY, MI 49651

PERSONAL PROPERTY MC BAIN SCHOOL DISTRICT.

<< 2026 Statement (Current Year Statement) >>
 Form 5076 Accepted

2026 Est. T.C.V. 009-900-032-00				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-032-20	2026 Est. T.C.V.	ROMIG GERALD V III & BAIRD BONNIE
Property Class: 251		W WATERGATE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

 COMMERCIAL PERSONAL PROPERTY

<< 2026 Statement (Current Year Statement) >>
Form 5076 Accepted

2026 Est. T.C.V. 009-900-032-20				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-033-09
 Property Class: 251
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

K2 TOWERS II LLC
 5415 S LACHANCE RD
 LAKE CITY, MI 49651

<< 2026 Statement (Current Year Statement) >>
 Form 5076 Accepted

2026 Est. T.C.V. 009-900-033-09				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-033-90
 Property Class: 251
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

CELLCO PARTNERSHIP
 5355 S LACHANCE RD
 LAKE CITY, MI 49651

PERSONAL PROPERTY MC BAIN SCHOOL DISTRICT.

<< 2026 Statement (Current Year Statement) >>			
Bought	Machinery	Bought	Cellular
During	& Equipment	During	Equipment
2024		2024	6,020*48%
2023		2023	48,320*35%
2022		2022	2,450*25%
2018		2018	11,863* 5%
2016	53,179*36%	2016	83,759* 4%
2015		Prior	26,952* 4%
2014		Total	179,364
2013		TCV->	25,436
Prior			
Total	53,179		
TCV->	19,144		

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	2,450	50	1,225
15 & 16. Cable, Utility & Cellular Assets	179,364	TBL	25,436
Solar Energy	0	100	0

Total Cost New=	234,993	TCV=	45,805	Assessed Value=	22,900

2026 Est. T.C.V. 009-900-033-90				=	45,805
Est. TCV/Total Floor Area = 24.79					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
23,500	23,500	23,500	23,500	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	600	0	0	600
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
22,900	22,900	22,900	22,900	22,900	22,900

009-900-046-00	2026 Est. T.C.V.	LAMBOURNE GREGORY MD
Property Class: 251		1866 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PERSONAL PROPERTY - LAKE TWP

<< 2026 Statement (Current Year Statement) >>
Form 5076 Accepted

2026 Est. T.C.V. 009-900-046-00				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-046-01
 Property Class: 251
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

XEROX FINANCIAL SERVICES LLC
 1866 S MOREY RD
 LAKE CITY, MI 49651

<< 2026 Statement (Current Year Statement) >>
 Form 5076 Accepted

2026 Est. T.C.V. 009-900-046-01				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-046-02
 Property Class: 251
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

XEROX CORPORATION
 10641 W WATERGATE RD
 LAKE CITY, MI 49651

<< 2026 Statement (Current Year Statement) >>
 Form 5076 Accepted

2026 Est. T.C.V. 009-900-046-02				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-046-10
 Property Class: 251
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

A-ONE AGENCY
 1850 S MOREY RD
 LAKE CITY, MI 49651

<< 2026 Statement (Current Year Statement) >>
 Form 5076 Accepted

2026 Est. T.C.V. 009-900-046-10				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-047-01
 Property Class: 251
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

RDS REAL PROPERTY LLC
 6170 W BLUE RD
 LAKE CITY, MI 49651

COMMERCIAL PERSONAL

<< 2026 Statement (Current Year Statement) >>

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Solar Energy	0	100	0

Total Cost New=	0	TCV=	0	Assessed Value=	0

2026 Est. T.C.V. 009-900-047-01

= 0

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	0	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment		Losses
0	0	0	0	0		0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
0	0	0	0	0		0

009-900-048-00
 Property Class: 251
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

MICHIGAN TODS
 LAKE CITY, MI 49651

<< 2026 Statement (Current Year Statement) >>
 Form 5076 Accepted

2026 Est. T.C.V. 009-900-048-00				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-052-00
Property Class: 251
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

SPECTRUM MID-AMERICA LLC
LAKE CITY, MI 49651

PERSONAL PROPERTY - LAKE TWP

<< 2026 Statement (Current Year Statement) >>	
Bought During	Office Elec., etc.
2024	2024
2023	2023
2022	2022
2021	2021
2020	2020
2019	2019
2018	Prior
2017	Total
2016	TCV->
2012	4,891*25%
2011	4,493*17%
Prior	11,416*17%
Total	20,800
TCV->	3,928

Bought During	Table G1	Table G2	Bought During	Table G4
2024	23,042*77%	6,651*77%	2024	20*84%
2023	24,330*65%	19,661*65%	2023	371*74%
2022	11,817*55%	1,239*55%	2022	
2021	17,329*46%	16,863*46%	2021	649*55%
2020	22,290*39%	3,161*39%	2020	432*37%
2019	15,725*33%	139*33%	2019	5,556*24%
2018	12,875*27%		2018	5,518*18%
2017	21,170*23%		2017	9,073*14%
2016	14,860*19%		Prior	23,665*10%
2015	14,059*16%		Total	45,284
2014	12,575*14%		TCV->	6,772
2013	19,405*12%			
2012	11,441*10%			
2011	4,841*8%			
2010	1,765*7%			
2009	2,071*6%			
2008	2,296*5%			
2007	6,314*5%			
2006	3,322*5%			
2005	2,759*5%			
2004	8,478*5%			
2003	20,635*5%			
2002	69,864*5%			
Prior				
Total	343,263	47,714		
TCV->	86,851	31,833		

Bought During	Table G5
2024	260*84%
2023	209*74%
2022	14*66%
2021	100*55%
2020	44*45%
2019	817*34%
Prior	
Total	1,444
TCV->	735

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0

Parcel Number: 009-900-052-00

Page: 2

Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	437,705	TBL	126,191
Solar Energy	0	100	0

Total Cost New= 570,450 TCV= 157,256 Assessed Value= 78,600

2026 Est. T.C.V. 009-900-052-00 = 157,256

Est. TCV/Total Floor Area = 85.10

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
94,100	94,100	94,100	94,100	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	15,500	0	-15,500	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
78,600	78,600	78,600	78,600	78,600	78,600	

009-900-055-00	2026 Est. T.C.V.	CADILLAC SPORTSMAN'S CLUB
Property Class: 251		W WATEGATE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PERSONAL PROPERTY - LAKE TWP

<< 2026 Statement (Current Year Statement) >>

Bought Machinery
 During & Equipment
 Prior 400*23%
 Total 400
 TCV-> 92

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Solar Energy	0	100	0

Total Cost New=	400	TCV=	92	Assessed Value=	0

2026 Est. T.C.V. 009-900-055-00	=	92

Est. TCV/Total Floor Area = 0.05

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	0	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-900-057-00	2026 Est. T.C.V.	PITNEY BOWES GLOBAL FINANCIAL LLC
Property Class: 251		W WATERGATE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PERSONAL PROPERTY - LAKE TWP

<< 2026 Statement (Current Year Statement) >>
Form 5076 Accepted

2026 Est. T.C.V. 009-900-057-00				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-078-00	2026 Est. T.C.V.	AMERIGAS PROPANE LP
Property Class: 251		3960 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. PERSONAL PROPERTY - LAKE TWP

<< 2026 Statement (Current Year Statement) >>
Form 5076 Accepted

2026 Est. T.C.V. 009-900-078-00				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-080-00
Property Class: 251
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

DON'S ADOPT-A-CAR
11600 W WATERGATE RD
CADILLAC, MI 49601

. PERSONAL PROPERTY - LAKE TWP

<< 2026 Statement (Current Year Statement) >>					
Bought During 2023	Furniture & Fixtures	Machinery & Equipment	Office Elec., etc.	Bought During 2023	Computer Equipment
2022	741*61%	40,000*67%		2022	3,906*32%
2021			832*44%	2021	5,456*19%
2020		2,499*49%		2020	2,460*15%
2019		5,900*45%		2019	2,425* 8%
2018		99,075*42%		Prior	18,561* 8%
2017		18,656*38%		Total	32,808
2016		3,141*36%		TCV->	4,335
2015		15,765*33%	317*29%		
2012	3,215*19%				
2011		20,296*23%			
Prior		11,181*23%			
Total	3,956	216,513	1,149		
TCV->	1,063	92,954	458		

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Solar Energy	0	100	0

Total Cost New= 254,426 TCV= 98,810 Assessed Value= 49,400

2026 Est. T.C.V. 009-900-080-00 = 98,810

Est. TCV/Total Floor Area = 53.47

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
54,600	54,600	54,600	54,600	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	5,200	0	0	5,200	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
49,400	49,400	49,400	49,400	49,400	49,400	

009-900-087-00	2026 Est. T.C.V.	MISSAUKEE MOLDED RUBBER INC
Property Class: 351		6400 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. PERSONAL PROPERTY - LAKE TWP

2026 Est. T.C.V. 009-900-087-00				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-095-00
 Property Class: 251
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

FORDS ELECTRONICS AND APPLIANCE INC
 7397 W BLUE RD
 LAKE CITY, MI 49651

PERSONAL PROPERTY - LAKE TWP

<< 2026 Statement (Current Year Statement) >>
 Form 5076 Accepted

2026 Est. T.C.V. 009-900-095-00	=	0
Est. TCV/Total Floor Area = 0.00		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
0 0 0	0	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
0 0 0	0	0 0

009-900-104-00
 Property Class: 351
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

ADVANCED RUBBER TECHNOLOGIES INC
 10640 W CADILLAC RD
 CADILLAC, MI 49601

PERSONAL PROPERTY - LAKE TWP

<< 2026 Statement (Current Year Statement) >>

Bought During 2019 2018 2017 2016 Prior Total TCV->	Furniture & Fixtures	Machinery & Equipment	Office Elec., etc.	Bought During 2019 Prior Total TCV->	Computer Equipment
		30,000*45%	5,000*38%		1,000* 8%
		2,000*42%			7,124* 8%
		1,600*38%			8,124
		2,500*36%			650
	5,036*12%	189,288*23%	2,648*17%		
	5,036	225,388	7,648		
	604	59,384	2,350		

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Solar Energy	0	100	0

Total Cost New=	246,196	TCV=	62,988	Assessed Value=	31,500

2026 Est. T.C.V. 009-900-104-00	=	62,988

Est. TCV/Total Floor Area = 34.08

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
32,300	32,300	32,300	32,300	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment		Losses
0	0	800	0	0		800
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
31,500	31,500	31,500	31,500	31,500		31,500

009-900-104-02
 Property Class: 251
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

VOLKSWAGEN GROUP OF AMERICA INC
 10640 W CADILLAC RD
 LAKE CITY, MI 49651

2026 Est. T.C.V. 009-900-104-02	=	0
Est. TCV/Total Floor Area = 0.00		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
0 0 0	0	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
0 0 0	0	0 0

009-900-105-00	2026 Est. T.C.V.	PEARSON DRILLING & ENGINEERING
Property Class: 251		6100 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PERSONAL PROPERTY - LAKE TWP

<< 2026 Statement (Current Year Statement) >>					
Bought During	Furniture & Fixtures	Machinery & Equipment	Office Elec., etc.	Bought During	Computer Equipment
2023		36,006*67%		2023	
2022		12,979*60%		2022	
2021		63,958*54%		2021	
2020		284,943*49%		2020	
2019		370,625*45%		2019	
2018		109,787*42%		Prior	2,332* 8%
2017				Total	2,332
2016		71,925*36%		TCV->	187
2015		39,791*33%			
2014		84,281*31%			
2013		18,310*29%			
2012		4,452*28%			
2011		50,930*23%			
Prior	10,307*12%	109,196*23%	381*17%		
Total	10,307	1,257,183	381		
TCV->	1,237	527,499	65		

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Solar Energy	0	100	0

Total Cost New=	1,270,203	TCV=	528,988	Assessed Value=	264,500

2026 Est. T.C.V. 009-900-105-00				=	528,988
Est. TCV/Total Floor Area = 286.25					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
288,300	288,300	288,300	288,300	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	23,800	0	-23,800	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
264,500	264,500	264,500	264,500	264,500	264,500

009-900-107-00	2026 Est. T.C.V.	IGT GLOBAL SOLUTIONS CORP
Property Class: 251		2555 S LACHANCE RD `
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PERSONAL PROPERTY - LAKE TWP

<< 2026 Statement (Current Year Statement) >>
Form 5076 Accepted

2026 Est. T.C.V. 009-900-107-00				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-113-00	2026 Est. T.C.V.	DTM MICHIGAN GATHERING COMPANY
Property Class: 551		
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PERSONAL PROPERTY - LAKE TWP - LAKE CITY SCHOOL DISTRICT
MID08713

<< 2026 Statement (Current Year Statement) >>

Bought	Gas
During	Transmission
Prior	1,878,127*45%
Total	1,878,127
TCV->	845,157

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	1,878,127	TBL	845,157
Solar Energy	0	100	0

Adjustment: ROW	4,953

Total Cost New= 1,878,127 TCV= 850,110 Assessed Value= 425,100

2026 Est. T.C.V. 009-900-113-00 = 850,110

Est. TCV/Total Floor Area = 460.02

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	425,100	425,100	425,100	425,100	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	0	0	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	425,100	425,100	425,100	425,100	425,100	0	

009-900-114-01	2026 Est. T.C.V.	SMITH ROBERT J JR
Property Class: 251		2160 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

COMMERCIAL PESONAL PROPERTY

<< 2026 Statement (Current Year Statement) >>

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Solar Energy	0	100	0

Total Cost New=	0	TCV=	0	Assessed Value=	0

2026 Est. T.C.V. 009-900-114-01				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-114-02
 Property Class: 251
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

LC SALES & LEASING LLC
 2160 S MOREY RD
 LAKE CITY, MI 49651

<< 2026 Statement (Current Year Statement) >>

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Solar Energy	0	100	0

Total Cost New=	0	TCV=	0	Assessed Value=	0

2026 Est. T.C.V. 009-900-114-02				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-117-01	2026 Est. T.C.V.	BRANDT GREGORY A & JEANENE S TTEE
Property Class: 251		1964 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

COMMERCIAL PERSONAL PROPERTY

<< 2026 Statement (Current Year Statement) >>
Form 5076 Accepted

2026 Est. T.C.V. 009-900-117-01				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-117-03
 Property Class: 251
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

HARVEST OF KINDNESS INC
 1964 S MOREY RD
 LAKE CITY, MI 49651

COMMERCIAL PERSONAL

<< 2026 Statement (Current Year Statement) >>

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Solar Energy	0	100	0

Total Cost New=	0	TCV=	0	Assessed Value=	0

2026 Est. T.C.V. 009-900-117-03

= 0

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-117-04
 Property Class: 251
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

GAMER'S GAMBIT LLC
 1968 S MOREY RD
 LAKE CITY, MI 49651

<< 2026 Statement (Current Year Statement) >>

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Solar Energy	0	100	0

Total Cost New= 0 TCV= 0 Assessed Value= 0

2026 Est. T.C.V. 009-900-117-04

= 0

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-122-00	2026 Est. T.C.V.	LAMAR ADVERTISING OF TRAVERSE CITY
Property Class: 251		VARIOUS
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PERSONAL PROPERTY - LAKE TWP

<< 2026 Statement (Current Year Statement) >>
Form 5076 Accepted

2026 Est. T.C.V. 009-900-122-00				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-130-00	2026 Est. T.C.V.	GM-DI LEASING CORPORATION
Property Class: 251		6190 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

COMMERCIAL PERSONAL PROPERTY - LAKE TWP -

<< 2026 Statement (Current Year Statement) >>
Form 5076 Accepted

2026 Est. T.C.V. 009-900-130-00				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-134-00	2026 Est. T.C.V.	WILDERNESS CONVENIENCE STORE
Property Class: 251		2555 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PERSONAL PROPERTY - LAKE TWP

<< 2026 Statement (Current Year Statement) >>
Form 5076 Accepted

2026 Est. T.C.V. 009-900-134-00				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-137-00
 Property Class: 251
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

DEERE CREDIT, INC
 5300 S MOREY RD
 Lake City, MI 49651

PERSONAL PROPERTY - LAKE TWP

<< 2026 Statement (Current Year Statement) >>
 Form 5076 Accepted

2026 Est. T.C.V. 009-900-137-00				=	0	
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	0	2.70		
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-900-140-00
Property Class: 251
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

AT&T MOBILITY, LLC
9590 W KELLY RD
Lake City, MI 49651

CELLULAR EQUIPMENT SITUATED ON CONSUMERS POWER
TOWER LOCATED AT 9590 W KELLY RD. REAL PROPERTY
NO. 009-016-026-70 DESCRIBED AS SEC 16 T22N R8W BEG
653.47 FT N OF SE COR OF SW 1/4 TH N 800 FT, W 800 FT,
S 800 FT, E 800 FT TO POB. 14.69A.

<< 2026 Statement		(Current Year Statement) >>	
Bought During	Machinery & Equipment	Bought During	Cellular Equipment
2024	37,994*76%	2024	253,590*48%
2023	5,065*67%	2023	6,169*35%
2019		2019	4,939* 8%
2018	70*42%	2018	3,828* 5%
2017		2017	32,317* 4%
2016	11,883*36%	2016	3,425* 4%
2015		Prior	2,532* 4%
2014		Total	306,800
2013	5,742*29%	TCV->	125,999
Prior			
Total	60,754		
TCV->	38,241		

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	306,800	TBL	125,999
Solar Energy	0	100	0

Total Cost New=	367,554	TCV=	164,240	Assessed Value=	82,100

2026 Est. T.C.V. 009-900-140-00	=	164,240

Est. TCV/Total Floor Area = 88.87

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
122,500	122,500	122,500	122,500	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	40,400	0	-40,400	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
82,100	82,100	82,100	82,100	82,100	82,100

009-900-144-02	2026 Est. T.C.V.	APC STORES LLC
Property Class: 251		2020 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

COMMERCIAL PERSONAL PROPERTY

<< 2026 Statement (Current Year Statement) >>					
Bought	Furniture	Machinery	Office	Bought	Computer
During	& Fixtures	& Equipment	Elec., etc.	During	Equipment
2023				2023	5,992*32%
2022	282,000*61%			2022	
2017				Total	5,992
2016				TCV->	1,917
Prior	27,380*12%	2,710*23%	440*17%		
Total	309,380	2,710	440		
TCV->	175,306	623	75		

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Solar Energy	0	100	0

Total Cost New=	318,522	TCV=	177,921	Assessed Value=	89,000

2026 Est. T.C.V. 009-900-144-02				=	177,921
Est. TCV/Total Floor Area = 96.28					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
100,600	100,600	100,600	100,600	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	11,600	0	-11,600	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
89,000	89,000	89,000	89,000	89,000	89,000

009-900-144-03
 Property Class: 251
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

US BANK NATIONAL ASSOCIATION
 2020 S MOREY RD
 LAKE CITY, MI 49651

<< 2026 Statement (Current Year Statement) >>
 Form 5076 Accepted

2026 Est. T.C.V. 009-900-144-03				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-146-00
Property Class: 251
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

MCCLAIN TRANSMISSION INC
2730 S LACHANCE RD
LAKE CITY, MI 49651

PERSONAL PROPERTY - LAKE TWP

<< 2026 Statement (Current Year Statement) >>					
Bought During 2020 2019 2018 2017 2016 2014 Prior Total TCV->	Furniture & Fixtures	Machinery & Equipment	Office Elec., etc.	Bought During 2020 2019 Prior Total TCV->	Computer Equipment
		10,000*49%			
		10,000*45%			
		10,000*42%			11,430* 8%
					11,430
					914
		400*31%			
	5,370*12%	8,433*23%	1,484*17%		
	5,370	38,833	1,484		
	644	15,664	252		

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Solar Energy	0	100	0

Total Cost New= 57,117 TCV= 17,474 Assessed Value= 8,700

2026 Est. T.C.V. 009-900-146-00						=	17,474
Est. TCV/Total Floor Area = 9.46							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
9,300	9,300	9,300	9,300	2.70			
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	600			
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
8,700	8,700	8,700	8,700	8,700	8,700		

009-900-147-11
 Property Class: 251
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

DAVID A STROM PC
 9475 W WATERGATE RD
 MC BAIN, MI 49657

<< 2026 Statement (Current Year Statement) >>
 Form 5076 Accepted

2026 Est. T.C.V. 009-900-147-11				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-147-12
 Property Class: 251
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

MISSAUKEE ENTERPRISES LLC
 9475 W WATERGATE RD
 Mc Bain, MI 49657

COMMERCIAL PERSONAL

<< 2026 Statement (Current Year Statement) >>

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Solar Energy	0	100	0

Total Cost New=	0	TCV=	0	Assessed Value=	0

2026 Est. T.C.V. 009-900-147-12

= 0

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-147-13	2026 Est. T.C.V.	CENTENNIAL WEALTH ADVISORY LLC
Property Class: 251		9475 W WATERGATE RD
Map #:	LAKE TOWNSHIP	Mc Bain, MI 49657

COMMERCIAL PERSONAL

<< 2026 Statement (Current Year Statement) >>
Form 5076 Accepted

2026 Est. T.C.V. 009-900-147-13				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-149-01
 Property Class: 251
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

FLINT CHARLES A & TERI A
 2070 S MOREY RD
 LAKE CITY, MI 49651

PERSONAL PROPERTY LAKE CITY SCHOOL DISTRICT

<< 2026 Statement (Current Year Statement) >>

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Solar Energy	0	100	0

Total Cost New=	0	TCV=	0	Assessed Value=	0

2026 Est. T.C.V. 009-900-149-01

= 0

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	0	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-900-153-00	2026 Est. T.C.V.	DISH NETWORK, LLC
Property Class: 251		VARIOUS
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PERSONAL PROPERTY - LAKE TWP

<< 2026 Statement (Current Year Statement) >>
Form 5076 Accepted

2026 Est. T.C.V. 009-900-153-00				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-155-00	2026 Est. T.C.V.	DOLLAR GENERAL STORE #06191
Property Class: 251		6067 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PERSONAL PROPERTY - LAKE TWP

<< 2026 Statement (Current Year Statement) >>					
Bought During	Furniture & Fixtures	Machinery & Equipment	Office Elec., etc.	Bought During	Computer Equipment
2024	2,439*80%			2024	1,539*44%
2023	5,229*69%	205*67%		2023	11,269*32%
2022	464*61%			2022	1,944*24%
2021	2,521*53%	371*54%		2021	274*19%
2020	27,083*47%	80,400*49%	7,969*41%	2020	3,771*15%
2019	529*42%	5,534*45%		2019	492* 8%
2018	1,597*37%		159*35%	Prior	652* 8%
2017	955*33%	2,410*38%		Total	19,941
2016	85*29%	2,240*36%		TCV->	5,459
2014		131*31%			
Prior	2,753*12%	84*23%			
Total	43,655	91,375	8,128		
TCV->	21,390	44,005	3,323		

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	10,654	TBL	10,654
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Solar Energy	0	100	0

Total Cost New=	173,753	TCV=	84,831	Assessed Value=	42,400

2026 Est. T.C.V. 009-900-155-00	=	84,831

Est. TCV/Total Floor Area = 45.90

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	0	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
42,400	0	0	42,400	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,400	42,400	42,400	42,400	42,400	42,400	

009-900-155-02
 Property Class: 251
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

AMERICAN GREETINGS CORPORATION
 6067 W JENNINGS RD
 LAKE CITY, MI 49651

<< 2026 Statement (Current Year Statement) >>
 Form 5076 Accepted

2026 Est. T.C.V. 009-900-155-02				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-159-00
 Property Class: 251
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

SAFETY-KLEEN SYSTEMS, INC
 2730 S LACHANCE RD
 LAKE CITY, MI 49651

LAKE TWP - MISSAUKEE COUNTY
 PERSONAL PROPERTY

<< 2026 Statement (Current Year Statement) >>
 Form 5076 Accepted

2026 Est. T.C.V. 009-900-159-00				=	0	
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	0	2.70		
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-900-161-10	2026 Est. T.C.V.	AT&T MOBILITY, LLC
Property Class: 251		3728 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

 COMMERCIAL PERSONAL PROPERTY

<< 2026 Statement (Current Year Statement) >>

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Solar Energy	0	100	0

Total Cost New=	0	TCV=	0	Assessed Value=	0

2026 Est. T.C.V. 009-900-161-10				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-161-11	2026 Est. T.C.V.	AT&T MOBILITY, LLC
Property Class: 251		3728 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

COMMERCIAL PERSONAL PROPERTY

<< 2026 Statement (Current Year Statement) >>			
Bought	Machinery	Bought	Cellular
During	& Equipment	During	Equipment
2020	408*49%	2020	3,965*14%
2019	13,536*45%	2019	199,034* 8%
2018	206*42%	2018	1,076* 5%
2017	81*38%	2017	
2014	2,165*31%	Total	204,075
2013		TCV->	16,532
Prior			
Total	16,396		
TCV->	7,080		

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	204,075	TBL	16,532
Solar Energy	0	100	0

Total Cost New=	220,471	TCV=	23,612	Assessed Value=	11,800

2026 Est. T.C.V. 009-900-161-11				=	23,612
Est. TCV/Total Floor Area = 12.78					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
18,200	18,200	18,200	18,200	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	-6,400	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
11,800	11,800	11,800	11,800	11,800	11,800

009-900-163-00	2026 Est. T.C.V.	FINANCIAL PACIFIC LEASING LLC
Property Class: 251		
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PERSONAL PROPERTY - LAKE TWP

<< 2026 Statement (Current Year Statement) >>
Form 5076 Accepted

2026 Est. T.C.V. 009-900-163-00				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-169-01	2026 Est. T.C.V.	LAKE CITY AL LLC
Property Class: 251		2353 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

COMMERCIAL PERSONAL PROPERTY - LAKE TOWNSHIP MISSAUKEE

<< 2026 Statement (Current Year Statement) >>

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Solar Energy	0	100	0

Total Cost New=	0	TCV=	0	Assessed Value=	0

2026 Est. T.C.V. 009-900-169-01				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-171-10
 Property Class: 251
 Map #:

2026 Est. T.C.V.

AMERIGAS PROPANE LP

LAKE TOWNSHIP

LAKE CITY, MI 49651

<< 2026 Statement (Current Year Statement) >>
 Form 5076 Accepted

2026 Est. T.C.V. 009-900-171-10				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-171-20	2026 Est. T.C.V.	CELLCO PARTNERSHIP
Property Class: 251		10641 W WATERGATE RD
Map #:	LAKE TOWNSHIP	ADDISON, TX 75001

PERSONAL PROPERTY MC BAIN SCHOOL DISTRICT.

<< 2026 Statement (Current Year Statement) >>

Bought Cellular
During Equipment
Prior 21,095* 4%
Total 21,095
TCV-> 844

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	21,095	TBL	844
Solar Energy	0	100	0

Total Cost New=	21,095	TCV=	844	Assessed Value=	400

2026 Est. T.C.V. 009-900-171-20	=	844

Est. TCV/Total Floor Area = 0.46

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	0	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
400	0	400	0	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
400	400	400	400	400	400	

009-900-174-03
 Property Class: 251
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

COOL INVESTMENT LLC
 1960 S MOREY RD
 Lake City, MI 49651

2026 Est. T.C.V. 009-900-174-03				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-174-04
 Property Class: 251
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

CHUCKS SHOP AND SAVE LLC
 1960 S MOREY RD
 Lake City, MI 49651

COMMERCIAL PERSONAL PROPERTY

<< 2026 Statement (Current Year Statement) >>

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Solar Energy	0	100	0

Total Cost New=	0	TCV=	0	Assessed Value=	0

2026 Est. T.C.V. 009-900-174-04

= 0

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	0	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-900-174-10
 Property Class: 251
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

DELL EQUIPMENT FUNDING
 1960 S MOREY RD
 ,

<< 2026 Statement (Current Year Statement) >>
 Form 5076 Accepted

2026 Est. T.C.V. 009-900-174-10				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-176-00	2026 Est. T.C.V.	PITNEY BOWES INC
Property Class: 251		10125 W WATERGATE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PERSONAL PROPERTY - LAKE TWP

<< 2026 Statement (Current Year Statement) >>
Form 5076 Accepted

2026 Est. T.C.V. 009-900-176-00				=	0	
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	0	2.70		
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-900-178-10
 Property Class: 251
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

WELLS FARGO FINANCIAL LEASING INC
 1980 S MOREY RD
 LAKE CITY, MI 49651

<< 2026 Statement (Current Year Statement) >>
 Form 5076 Accepted

2026 Est. T.C.V. 009-900-178-10				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-179-00	2026 Est. T.C.V.	DIRECTV LLC
Property Class: 251		VARIOUS
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PERSONAL PROPERTY - LAKE TWP

<< 2026 Statement (Current Year Statement) >>
Form 5076 Accepted

2026 Est. T.C.V. 009-900-179-00				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-184-10
 Property Class: 251
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

ADT LLC
 VARIOUS
 LAKE CITY, MI 49651

<< 2026 Statement (Current Year Statement) >>
 Form 5076 Accepted

2026 Est. T.C.V. 009-900-184-10				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-186-00	2026 Est. T.C.V.	GRAYHAWK LEASING LLC
Property Class: 251		
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PERSONAL PROPERTY - LAKE TWP

<< 2026 Statement (Current Year Statement) >>
Form 5076 Accepted

2026 Est. T.C.V. 009-900-186-00				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-187-00	2026 Est. T.C.V.	AMERICAN BOTTLING COMPANY THE
Property Class: 251		
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PERSONAL PROPERTY - LAKE TWP

<< 2026 Statement (Current Year Statement) >>
Form 5076 Accepted

2026 Est. T.C.V. 009-900-187-00				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-193-00
 Property Class: 251
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

MOBLEY DOUGLAS D & BEVERLY A
 2595 S SEELEY RD
 CADILLAC, MI 49601

<< 2026 Statement (Current Year Statement) >>
 Form 5076 Accepted

2026 Est. T.C.V. 009-900-193-00	=	0
Est. TCV/Total Floor Area = 0.00		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
0 0 0	0	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
0 0 0	0	0 0

009-900-195-00
Property Class: 251
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

STAATS DONALD J
2761 J & H AUTO PARTS IRON & M
CADILLAC, MI 49601

PERSONAL PROPERTY LAKE CITY SCHOOL DISTRICT.

<< 2026 Statement (Current Year Statement) >>

Bought During 2022 2021 2020 2019 2018 2017 2016 2014 Prior Total TCV->	Furniture & Fixtures 2,000*12% 2,000 240	Machinery & Equipment 1,000*60% 3,000*54% 2,000*49% 2,000*45% 2,000*42% 300*38% 1,700*31% 40,000*23% 52,000 14,781	Bought During 2022 2021 2020 2019 Prior Total TCV->	Computer Equipment 1,000* 8% 2,000* 8% 3,000 240

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Solar Energy	0	100	0

Total Cost New=	57,000	TCV=	15,261	Assessed Value=	7,600

2026 Est. T.C.V. 009-900-195-00 = 15,261

Est. TCV/Total Floor Area = 8.26

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
7,900	7,900	7,900	7,900	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	300	0	0	300	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,600	7,600	7,600	7,600	7,600	7,600	

009-900-196-02	2026 Est. T.C.V.	DYKEMA EXCAVATORS INC
Property Class: 251		1970 S MOREY RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

COMMERCIAL PERSONAL

<< 2026 Statement (Current Year Statement) >>

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Solar Energy	0	100	0

Total Cost New=	0	TCV=	0	Assessed Value=	0

2026 Est. T.C.V. 009-900-196-02				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-198-00
 Property Class: 251
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

AMERICAN WASTE
 VARIOUS
 LAKE CITY, MI 49651

<< 2026 Statement (Current Year Statement) >>
 Form 5076 Accepted

2026 Est. T.C.V. 009-900-198-00				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-199-00	2026 Est. T.C.V.	BELLA ROSE CENTER LLC
Property Class: 251		1900 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

COMMERCIAL PERSONAL PROPERTY LAKE CITY SCHOOL DISTRICT.

<< 2026 Statement (Current Year Statement) >>
Form 5076 Accepted

2026 Est. T.C.V. 009-900-199-00				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-200-00
 Property Class: 251
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

KELLER RAY & LORALYN
 2345 S GREEN RD
 LAKE CITY, MI 49651

COMMERCIAL PERSONAL PROPERTY LAKE CITY SCHOOL DISTRICT.

<< 2026 Statement (Current Year Statement) >>
 Form 5076 Accepted

2026 Est. T.C.V. 009-900-200-00				=	0	
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	0	2.70		
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-900-200-01	2026 Est. T.C.V.	SMITH ROBERT & DANA &
Property Class: 251		2345 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

COMMERICAL PERSONAL PROPERTY LAKE TOWNSHIP MISSAUKEE COUNTY

2026 Est. T.C.V. 009-900-200-01				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-202-00	2026 Est. T.C.V.	PK CONTRACTING INC
Property Class: 251		6344 M-55
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

COMMERCIAL PERSONAL PROPERTY LAKE CITY SCHOOL DISTRICT.

<< 2026 Statement (Current Year Statement) >>
Form 5076 Accepted

2026 Est. T.C.V. 009-900-202-00				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-203-10
 Property Class: 251
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

HOITENGA INSULATION INC
 11900 W CADILLAC RD
 LAKE CITY, MI 49651

<< 2026 Statement (Current Year Statement) >>
 Form 5076 Accepted

2026 Est. T.C.V. 009-900-203-10				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-203-11
 Property Class: 251
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

SANDELIUS PROPERTIES LLC
 11900 W CADILLAC RD
 LAKE CITY, MI 49651

<< 2026 Statement (Current Year Statement) >>
 Form 5076 Accepted

2026 Est. T.C.V. 009-900-203-11				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-204-01	2026 Est. T.C.V.	A-TECH AUTOMOTIVE LLC
Property Class: 251		1748 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

COMMERCIAL PERSONAL

2026 Est. T.C.V. 009-900-204-01				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-205-00
 Property Class: 251
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

ALLPRO TECHNOLOGY LLC
 2425 S BLODGETT RD
 Lake City, MI 49651

<< 2026 Statement (Current Year Statement) >>
 Form 5076 Accepted

2026 Est. T.C.V. 009-900-205-00				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-206-00
 Property Class: 251
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

HARRIS MACHINE TOOL INC
 8519 W KELLY RD
 LAKE CITY, MI 49651

<< 2026 Statement (Current Year Statement) >>
 Form 5076 Accepted

2026 Est. T.C.V. 009-900-206-00				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-209-00	2026 Est. T.C.V.	MILLER CONTRACTING LLC
Property Class: 251		6991 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

 COMMERCIAL PERSONAL PROPERTY IN LAKE TOWNSHIP

<< 2026 Statement (Current Year Statement) >>

Bought	Machinery
During	& Equipment
2023	5,600*67%
2021	40,000*54%
2020	600*49%
2019	4,494*45%
2013	40,000*29%
Prior	200,000*23%
Total	290,694
TCV->	85,268

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Solar Energy	0	100	0

Total Cost New=	290,694	TCV=	85,268	Assessed Value=	42,600

2026 Est. T.C.V. 009-900-209-00	=	85,268

Est. TCV/Total Floor Area = 46.14

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
44,600	44,600	44,600	44,600	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	2,000	0	0	2,000	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,600	42,600	42,600	42,600	42,600	42,600	

009-900-213-01
 Property Class: 251
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

VIASAT INC (CPE)
 725 S LACHANCE RD
 LAKE CITY, MI 49651

<< 2026 Statement (Current Year Statement) >>
 Form 5076 Accepted

2026 Est. T.C.V. 009-900-213-01				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-215-00
 Property Class: 251
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

K12 MANAGEMENT INC
 VARIOUS
 LAKE CITY, MI 49651

<< 2026 Statement (Current Year Statement) >>
 Form 5076 Accepted

2026 Est. T.C.V. 009-900-215-00				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-216-00
 Property Class: 251
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

GORDON FOOD SERVICE INC
 2353 S LACHANCE RD
 LAKE CITY, MI 49651

<< 2026 Statement (Current Year Statement) >>
 Form 5076 Accepted

2026 Est. T.C.V. 009-900-216-00				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-217-00	2026 Est. T.C.V.	T-MOBILE CENTRAL LLC
Property Class: 251		7085 W LOTAN RD TC02342
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

COMMERCIAL PERSONAL PROPERTY SITE TC02342

<< 2026 Statement (Current Year Statement) >>

Bought	Cellular
During	Equipment
2024	3,786*48%
2023	130,324*35%
2022	19,983*25%
2021	1,880*20%
2020	7,364*14%
2019	84,585* 8%
Prior	2,424* 4%
Total	250,346
TCV->	60,697

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	250,346	TBL	60,697
Solar Energy	0	100	0

Total Cost New=	250,346	TCV=	60,697	Assessed Value=	30,300

2026 Est. T.C.V. 009-900-217-00	=	60,697

Est. TCV/Total Floor Area = 32.84

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	0	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
30,300	0	30,300	0	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,300	30,300	30,300	30,300	30,300	30,300	

009-900-218-00
 Property Class: 251
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

1ST CHANCE GARAGE LLC
 2079 S LACHANCE RD
 LAKE CITY, MI 49651

<< 2026 Statement (Current Year Statement) >>
 Form 5076 Accepted

2026 Est. T.C.V. 009-900-218-00				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-221-00	2026 Est. T.C.V.	A SAFE KEEPING STORAGE LLC
Property Class: 251		11540 W WATERGATE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

COMMERICAL PERSONAL

<< 2026 Statement (Current Year Statement) >>
Form 5076 Accepted

2026 Est. T.C.V. 009-900-221-00				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-221-01	2026 Est. T.C.V.	HI LO OUTLETS LLC
Property Class: 251		11540 W WATERGATE RD
Map #:	LAKE TOWNSHIP	,

COMMERCIAL PERSONAL PROPERTY

2026 Est. T.C.V. 009-900-221-01				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-222-00
 Property Class: 251
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

MICHIGAN DEPARTMENT OF HEALTH AND
 10641 W WATERGATE RD
 CADILLAC, MI 49601

<< 2026 Statement (Current Year Statement) >>
 Form 5076 Accepted

2026 Est. T.C.V. 009-900-222-00				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-222-01
 Property Class: 251
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

HOFFMAN GARY C TRUST
 10641 W WATERGATE RD
 LAKE CITY, MI 49651

<< 2026 Statement (Current Year Statement) >>
 Form 5076 Accepted

2026 Est. T.C.V. 009-900-222-01				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-226-00
 Property Class: 251
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

R & E ENTERPRISE
 6330 W JENNINGS RD
 Lake City, MI 49651

COMMERCIAL PERSONAL PROPERTY

<< 2026 Statement (Current Year Statement) >>
 Form 5076 Accepted

2026 Est. T.C.V. 009-900-226-00				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-228-01
 Property Class: 251
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

STORAGE PARTNERS LLC
 6121 W JENNINGS RD
 LAKE CITY, MI 49651

2026 Est. T.C.V. 009-900-228-01				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-229-00
 Property Class: 251
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

GUNNERSON MATTHEW
 9577 W JENNINGS RD
 LAKE CITY, MI 49651

COMMERCIAL PERSONAL PROPERTY

<< 2026 Statement (Current Year Statement) >>
 Form 5076 Accepted

2026 Est. T.C.V. 009-900-229-00				=	0	
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	0	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	0

009-900-230-00
 Property Class: 251
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

GRAMES KENETH E & LORA F
 11167 W ROSTED RD
 Cadillac, MI 49601

<< 2026 Statement (Current Year Statement) >>
 Form 5076 Accepted

2026 Est. T.C.V. 009-900-230-00	=	0
Est. TCV/Total Floor Area = 0.00		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
0 0 0	0	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
0 0 0	0	0 0

009-900-232-00	2026 Est. T.C.V.	JOHNSTON VICTOR R & DEBORAH K
Property Class: 251		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

COMMERCIAL PERSONAL PROPERTY

<< 2026 Statement (Current Year Statement) >>
Form 5076 Accepted

2026 Est. T.C.V. 009-900-232-00				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-234-00
 Property Class: 251
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

ROLAND STREET DEVELOPMENT LLC
 9343 W WATERGATE RD
 MC BAIN, MI 49657

COMMERCIAL PERSONAL PROPERTY

<< 2026 Statement (Current Year Statement) >>
 Form 5076 Accepted

2026 Est. T.C.V. 009-900-234-00				=	0	
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	0	2.70		
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-900-235-00
 Property Class: 251
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

CARLSON CARL A
 5415 S LACHANCE RD
 LAKE CITY, MI 49651

COMMERCIAL PERSONAL PROPERTY

<< 2026 Statement (Current Year Statement) >>
 Form 5076 Accepted

2026 Est. T.C.V. 009-900-235-00				=	0	
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	0	2.70		
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-900-236-00	2026 Est. T.C.V.	WHALEY JEANNETTE M SAPP
Property Class: 251		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

COMMERCIAL PERSONAL PROPERTY

<< 2026 Statement (Current Year Statement) >>
Form 5076 Accepted

2026 Est. T.C.V. 009-900-236-00				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-238-00
 Property Class: 251
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

HUGHES NETWORK SYSTEMS LLC
 VARIOUS
 LAKE CITY, MI 49651

<< 2026 Statement (Current Year Statement) >>
 Form 5076 Accepted

2026 Est. T.C.V. 009-900-238-00				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-239-00
 Property Class: 251
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

SUMMIT DIGITAL INC
 10023 W CEDAR ST
 LAKE CITY, MI 49651

COMMERICAL PERSONAL

2026 Est. T.C.V. 009-900-239-00				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-241-00	2026 Est. T.C.V.	QLT CONSUMER LEASE SERVICES INC
Property Class: 251		
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

 COMMERCIAL PERSONAL PROPERTY

<< 2026 Statement (Current Year Statement) >>
Form 5076 Accepted

2026 Est. T.C.V. 009-900-241-00				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-242-00
 Property Class: 251
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

GREEN ACRES TREE FARM INC
 LAKE CITY, MI 49651

COMMERCIAL PERSONAL PROPERTY

<< 2026 Statement (Current Year Statement) >>
 Form 5076 Accepted

2026 Est. T.C.V. 009-900-242-00				=	0	
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	0	2.70		
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-900-243-00	2026 Est. T.C.V.	NPRTO MICHIGAN
Property Class: 251		VARIOUS
Map #:	LAKE TOWNSHIP	GLEN ARBOR, MI 49636

COMMERCIAL PERSONAL PROPERTY

<< 2026 Statement (Current Year Statement) >>
Form 5076 Accepted

2026 Est. T.C.V. 009-900-243-00				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-244-00
 Property Class: 251
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

QUEST DIAGNOSTICS INC MI
 1866 S MOREY RD
 Lake City, MI 49651

<< 2026 Statement (Current Year Statement) >>
 Form 5076 Accepted

2026 Est. T.C.V. 009-900-244-00				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-245-00	2026 Est. T.C.V.	LYTX INC
Property Class: 251		3350 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

COMMERCIAL PERSONAL

<< 2026 Statement (Current Year Statement) >>
Form 5076 Accepted

2026 Est. T.C.V. 009-900-245-00				=	0
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-246-00
 Property Class: 251
 Map #:

2026 Est. T.C.V.
 LAKE TOWNSHIP

CICHELLIA RYAN & APRIL
 10944 W ROSTED RD
 LAKE CITY, MI 49651

COMMERCIAL PERSONAL PROPERTY

2026 Est. T.C.V. 009-900-246-00				=	0	
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	0	2.70		
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-900-382-04	2026 Est. T.C.V.	CELLCO PARTNERSHIP
Property Class: 251		10023 W CEDAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

COMMERCIAL PERSONAL PROPERTY - LAKE CITY SCHOOL DISTRICT

<< 2026 Statement (Current Year Statement) >>			
Bought	Machinery	Bought	Cellular
During	& Equipment	During	Equipment
2024		2024	3,650*48%
2020		2020	20,545*14%
2019	11,421*45%	2019	159,060* 8%
2018	17,582*42%	2018	
2014		Total	183,255
2013		TCV->	17,353
Prior			
Total	29,003		
TCV->	12,523		

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	183,255	TBL	17,353
Solar Energy	0	100	0

Total Cost New=	212,258	TCV=	29,876	Assessed Value=	14,900

2026 Est. T.C.V. 009-900-382-04	=	29,876

Est. TCV/Total Floor Area = 16.17

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
18,700	18,700	18,700	18,700	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	3,800	0	0	3,800	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,900	14,900	14,900	14,900	14,900	14,900	

